



**Borough of Rumson**

BOROUGH HALL  
80 East River Road  
Rumson, New Jersey 07760-1689  
rumsonnj.gov

**APPLICATION TO THE ZONING BOARD OF ADJUSTMENT**

Kenneth Blanch and Tara Blanch	Kenneth Blanch: mdspecialized@yahoo.com; Tara Blanch: taksdal02@yahoo.com;	732-757-4218 908-770-4541
Name of Applicant	Email	Phone Number
18 Ridge Road, Rumson, NJ 07760		70 5.02
Property Address		Block Lot

**Same as Applicant**

Name of Owner (IF NOT APPLICANT)

*A corporation, S-Corp, LLC or LLP MUST be represented by a licensed attorney in the State of New Jersey.*

Jeffrey P. Beekman, Esq., The Beekman Law Firm, LLC 47 Main Ave., PO Box 395, Ocean Grove, NJ 07756;  
Email: Jeffrey.Beekman@Beekmanlaw.com; Office Phone: 732-774-8262 x107; Mobile: 732-513-8257

Applicant's Attorney and contact information (if any)

Paul Rugarber, PDR Designs, 501 Laurel Ave., Suite 5, Pt. Pleasant Beach, NJ 08742;  
Email: paul@pdrdesigns.com; Mobile Phone: 732-773-3000; Office Phone: 732-703-3799

Applicant's Architect and contact information (if any)

Matthew Hockenberry, PE, MCH Engineering, Inc., 1010 Commons Way, Bldg. G, Toms River, NJ 08755;  
Email: matt@mchengineering.net; Phone: (732) 569-3592; Fax: (732) 553-2998

Applicant's Engineer and contact information (if any)

Signature of Applicant or Agent

Date

**Proposed plan** Applicants propose addition and renovations for the existing single family dwelling and garage to include a new roof over existing front (open) decks, screened porch renovation, new paver front walkway, renovated side covered porch, new two-story rear addition, and second story garage addition.

**Variances requested** • (Sched 5-2) Garages in the R-2 zone are permitted to be 1- 1/2 stories while 2 stories proposed. STORY, HALF - Shall mean that portion of a building under a gable, hip or gambrel roof, the wall plates of which on at least two opposite exterior walls are not more than two (2') feet above the floor of such half-story. Additionally, the floor area under a sloping roof in which the ceiling height is five (5) feet or less shall not occupy less than 40% of the total floor area directly beneath it. A basement and/or habitable attic shall also be included as a half-story.

Attached hereto is a Supplementation of the Application.



**IN RE THE APPLICATION OF:     KENNETH BLANCH AND TARA BLANCH**  
**18 Ridge Road, Rumson, NJ 07760**  
**Block 70, Lot 5.02, Borough of Rumson**

**VARIANCES REQUESTED (CONTINUED)**

The Applicants request further relief as may be necessary, as follows:

- *The Zoning officer noted Section 22-7.8(i)(2): The ordinance does allow for a garage to convert an existing second floor of a garage for use, prior to the zoning ordinance clarifications, in the R-1 and R2 zones. It appears the homeowner may have done this. As proposed in this application, the new second story floor area is being created (as opposed to existing floor space being converted). Therefore, the definition for Half-Story applies. In connection with the Application, we note that the Applicant is proposing to reconstruct the second floor of the garage to include a new stairwell, Workshop area and storage space above the existing first floor footprint of the garage, though the proposed 2<sup>nd</sup> Floor square footage that is 5' or less is less than 40% of the area of the first floor when including the proposed storage area in the calculations per the Ordinance. 233 square feet is proposed whereas 357.60 square feet is 40% of the first floor area and is the minimum square footage required.*
- *The Zoning officer noted (22-7.8i2) The proposed game room space is a residential use that is not permitted in an accessory structure (garage). In connection with the Application, we note the Applicant proposes the 2<sup>nd</sup> story space to include storage and workshop spaces, so what is proposed in the Plans submitted complies with the Ordinance, and game room is not proposed.*
- **(22-7.26) – In the R-2 Zone District, garage doors shall be oriented so as not to be visible from a street frontage, river frontage, or public right of way. The existing garage has garage doors oriented toward the public street, which is an existing condition that is proposed to be maintained and not altered. Therefore, if necessary, the Applicants request variance relief to maintain this existing condition, but the Application also provides for landscape buffering that provides at least some shielding for the public right of way for the existing garage door orientation.**
- **Finally, the Applicant requests any and all other variances, waivers, or design exceptions as may be determined in connection with the Application, as may be identified by the Applicant's professionals and/or the Board or Board Professionals, the Municipal Zoning Officer, or any Member of the public.**



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80 East River Road  
Rumson, New Jersey 07760-1689  
rumsonnj.gov

**Marie DeSoucey**  
Land Use & Development Official  
  
office 732.842.3300  
fax 732.219.0714  
mdesoucey@rumsonnj.gov

## Denial Memorandum

Date: September 25, 2024, *updated May 6, 2025*

Applicant: Tara and Ken Blanch  
Address: 18 Ridge Road, Rumson, NJ 07760  
Block 70, Lot 5.02, Zone: R-2

I have reviewed the revised Land Use & Development Permit application for new second story construction above existing nonconforming detached garage.

Was **denied** for the following non-conformities:

- Expansion of nonconforming building not permitted. (22-7.3, new variance required)
- Two story detached garage not permitted (Sched 5-2: 1-½ story permitted, new variance required)
- Rear setback of 12.5 feet, whereas 15 feet is required. (Sched 5-1: existing nonconformity, intensified with second story)
- Accessory structure percentage of principal dwelling exceeded. (22-7.8: 35.9% existing, 30% permitted, unchanged)
- Garage doors facing roadway. (22-7.26: existing nonconformity, unchanged)

The nonconformities identified above were evaluated based on the following submitted documents:

- Plot Plan for Variance prepared by MCH Engineering, Inc., signed and sealed by Matthew C. Hockenbury, PE, dated March 31, 2025, no rev, one (1) sheet.
- Survey prepared by Lakeland Surveying, signed and sealed by Marc J. Cifone, PLS, dated September 7, 202, updated March 11, 2025 for tree removals, one (1) sheet.
- Architectural Plans prepared by PDR Designs, signed & sealed by Paul David Rugarber, AIA, dated November 18, 2024, no revisions, consisting of four (4) sheets.

If you have any questions or require additional information, please do not hesitate to contact me.

  
Marie DeSoucey  
Land Use & Development Official

Cc: Thomas Rogers, Borough Clerk/Administrator  
David M. Marks, P.E., C.M.E., Borough Engineer  
Sabine O'Connor, Technical Assistant





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office 732.842.3300  
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mdesoucey@rumsonnj.gov

## Denial Memorandum

Date: September 25, 2024

Applicant: Tara and Ken Blanch

Address:	18 Ridge Road	Block	Lot	Zone
	Rumson, NJ 07760	70	5.02	R-2

I have reviewed the Land Use & Development Permit application improvements involving the new roof over existing front (open) decks, screened porch renovation, new paver front walkway, renovated side covered porch, new two-story rear addition, and second story garage addition. Supporting documents include:

- Plot / Grading Plan prepared by MCH Engineering, Inc., signed and sealed by Matthew C. Hockenbury, PE, dated May 7, 2024, no rev, one (1) sheet.
- Architectural Plans prepared by PDR Designs, signed & sealed by Paul David Rugarber, AIA, dated May 7, 2024, no revisions, consisting of thirteen (13) sheets.

With regard to the current application, I offer the following comments regarding the **denial** of the application:

- (Sched 5-2) Garages in the R-2 zone are permitted to be 1-½ stories. Please see the definition of half story.
  - *STORY, HALF - Shall mean that portion of a building under a gable, hip or gambrel roof, the wall plates of which on at least two opposite exterior walls are not more than two (2') feet above the floor of such half-story. Additionally, the floor area under a sloping roof in which the ceiling height is five (5) feet or less shall not occupy less than 40% of the total floor area directly beneath it. A basement and/or habitable attic shall also be included as a half-story.*
- (22-7.8i2) The ordinance does allow for a garage to convert an *existing* second floor of an garage for use, prior to the zoning ordinance clarifications, in the R-1 and R2 zones. It appears the homeowner may have done this. As proposed in this application, the new second story floor area is being created (as opposed to existing floor space being converted). Therefore, the definition for Half-Story applies.
- (22-7.8i2) The proposed gameroom space is a residential use that is not permitted in an accessory structure (garage). Accessory uses may include storage, utilities, mechanical equipment, parking, workshops, property maintenance activities, garden support facilities, animal facilities, weather shelters, and minimal sanitary facilities supporting outdoor activities.



- (22-7.26b) Garage doors in the R-2 zone shall not face the street. Generally, garages must face a side line or rear line except where permanently screened by portions of the principal structure. Since the use and intensity of the accessory structure is changing, a permanent structure would be required to block the doors, or else a variance would be required.
- (Sched 5-1) Credits used to reduce floor area, building coverage and lot coverage, are based on the Principal Building Ground Floor Area. The applicant incorrectly applied this credit.
  - *Floor Area - Shall mean the sum of the areas of the floor or floors of all principal and accessory buildings measured between the inside faces of exterior walls.*
  - *Principal Building Ground Floor Area – includes only the main dwelling's first floor area. This is what the credits are based on.*
  - *Building Coverage - Shall mean the area of a tract covered by buildings and roofed areas.*
- Should the plans be resubmitted, please also clarify and/or make the following revisions:
  - Clarify the floor area of the buildings.

Also with regard to the current application, there are no zoning conflicts with parts of the submitted list of improvements. The homeowner may decide to submit a new application for those separately and a new application for the denied items intended for a Zoning Board review.

If you have any questions or require additional information, please do not hesitate to contact me.

  
Marie DeSoucey  
Land Use & Development Official

Cc: Thomas Rogers, Borough Clerk/Administrator  
David M. Marks, P.E., C.M.E., Borough Engineer  
Sabine O'Connor, Technical Assistant



Borough of Rumson  
BOROUGH HALL  
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rumsonnj.gov

Marie DeSoucey  
Land Use & Development Official

office 732.842.3022  
mdesoucey@rumsonnj.gov

**DENIED**

44 2024

SEP 20 2024

ZONING OFFICE

## LAND USE & DEVELOPMENT PERMIT

Date: 9/20/24

Fee: \$ 50

Check # 840

ALL RESIDENTIAL APPLICATIONS \$60

ALL COMMERCIAL APPLICATIONS \$100

Checks shall be made payable to: Borough of Rumson.

With this application you are required to submit one (1) copy of a current survey/plot plan/site plan and one (1) set of architectural plans. Surveys must show the existing conditions and exact location of physical features including metes and bounds, drainage, waterways, specific utility locations and easements, all drawn to scale. All surveys *must* be prepared by a land surveyor (signed/sealed). Architectural plans must show Zoning data existing and proposed setbacks (Schedule 5-1), Building Height (Schedule 5-2), Lot Coverage and Building Coverage (Schedule 5-4) and Floor Area (Schedule 5-3).

ALL APPLICATIONS MUST INCLUDE A PLAN(S), SURVEY AND/OR SKETCH. SUBMIT ALL PDF'S TO [MDESOUCEY@RUMSONNJ.GOV](mailto:mdesoucey@rumsonnj.gov) UPON SUBMISSION OF THE LAND USE & DEVELOPMENT PERMIT.

PLEASE CONFIRM A DIGITAL COPY HAS BEEN PROVIDED UPON SUBMISSION.

ALL FLOOD ZONE APPLICATIONS MUST BE ACCOMPANIED WITH AN ELEVATION CERTIFICATE

- \*\* Pools require a fence. Please indicate type, height, and area of fence and location of filter/heater.  
\*\*\* Air Conditioner Units: Please indicate proposed location & provide specifications which show the height.  
Generators: Please indicate proposed location & provide specifications which show that the unit has a Critical Muffler & Sound Attenuation Enclosure. These must be screened from neighboring properties and the street.

(Please Print Clearly)

- Location of property for which Permit is desired:  
Street Address: 18 Ridge Rd Block: 70 Lot 5.02 Zone: R-2
- Applicant's Name: Ken Blanch Address: 18 Ridge Rd  
Email mdspecialized@yahoo.com Tel. 732-757-4218
- Property Owner's Name: Tara & Ken Blanch Address: 18 Ridge Rd  
Email mdspecialized@yahoo.com Tel. 732-757-4218
- Description of Work: addition & renovation



Has the above premises been the subject of any prior application to the Planning Board/ Zoning Board of Adjustment?

Yes ☐ No ☒ If yes, state date: \_\_\_\_\_ (Submit a copy of the Resolution)

Board: \_\_\_\_\_ Resolution # (if any): \_\_\_\_\_

Applicant certifies that all statements and information made and provided as part of this application are true to the best of his/her knowledge, information and belief. Applicant further states that all pertinent municipal ordinances, and all conditions, regulations and requirements of site plan approval, variances and other permits granted with respect to said property, shall be complied with. All Zoning Permits will be granted or denied within ten (10) business days from the date of complete application.

  
\_\_\_\_\_  
Signature of Applicant

9/20/24  
\_\_\_\_\_  
Date

Ken Blanch  
\_\_\_\_\_  
Print Applicant's Name

\_\_\_\_\_  
Signature of Owner (if different than applicant)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Owner's Name (if different than applicant)


----- **FOR OFFICE USE** -----

Approved \_\_\_\_\_ Denied ☒

COMMENTS:

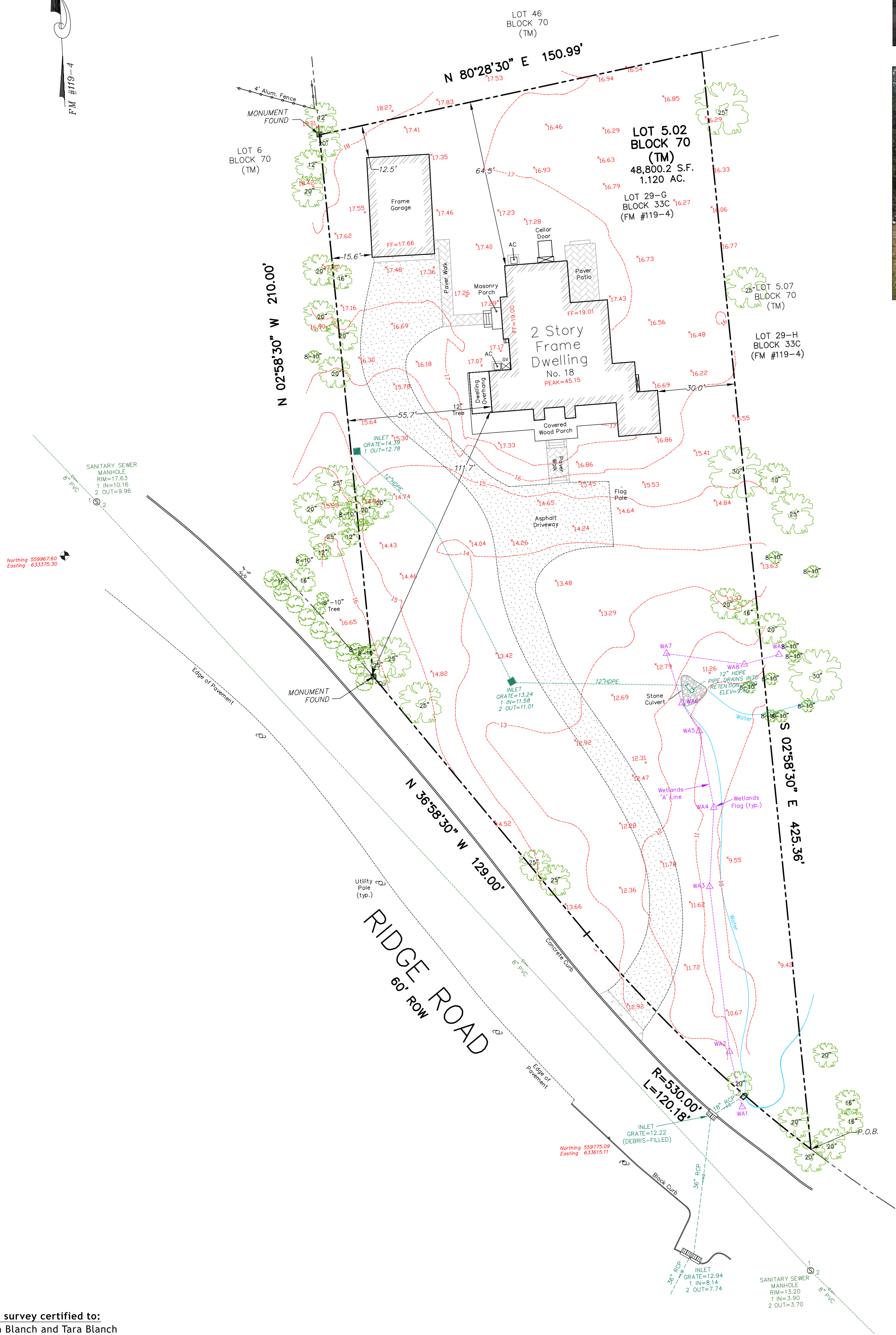
See Attached Memo  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Appeals of the Office's determination must be filed within 20 days of the date of issuance to the Planning/Zoning Board as provided by the New Jersey Municipal Land Use Law. *This limitation is not imposed if the applicant is seeking a variance, site plan, or subdivisions.* The Board reserves the right to deem additional information and/or variances required. Approved permits are valid for one (1) year, and may be extended by action of the Zoning Board.

  
\_\_\_\_\_  
Marie DeSoucey  
Land Use & Development Official

9/25/24  
\_\_\_\_\_  
Date





This survey certified to:  
Kenneth Blanch and Tara Blanch

This survey references:  
1) Deed Book 9646 Page 2397 (PQ)  
2) Deed Book 9595 Page 4768 (Lot 6)  
3) Monmouth County Filed Map No. 119-4  
4) Survey of Tax Lot 5.02 Block 70 by Schmidt Surveying, dated April 25, 2023

Notes:  
1) Field Survey Performed on 08/23/2023  
2) Subject to documents of record  
3) Vertical Datum: NAVD88  
4) Survey performed without the benefit of a complete title search and subject to municipal restrictions, easements of record and other facts that a title search may disclose.

INTENDED TO BE Lot 29-G Block 33C as shown on a certain map entitled, "Minor Subdivision Map of Lands of Elizabeth M. Hoagland, Lot 29B Bk. 33C, Ridge Road, Borough of Rumson, Monmouth County, N.J.", filed in the Monmouth County Clerk's Office on January 9, 1973 as Map No. 119-4.

GRAPHIC SCALE



1 inch = 30 ft.

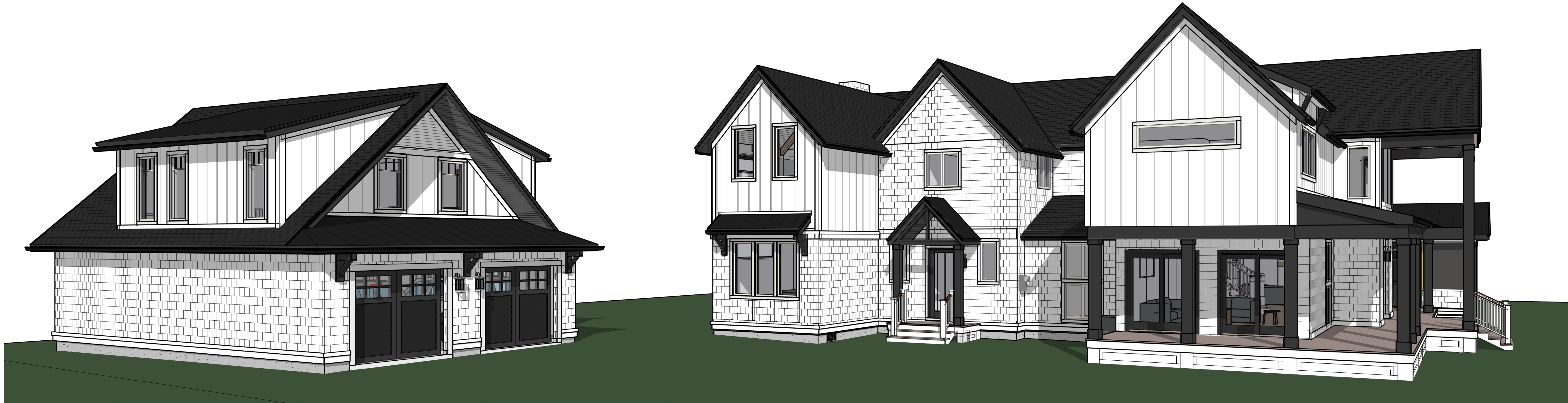
TOPOGRAPHIC SURVEY OF PROPERTY			
Tax Lot 5.02 - Block 70 18 Ridge Road, Borough of Rumson Monmouth County, New Jersey			
FIELD:	DWN BY:	CHECKED:	DATE
AG	CMB	MJC	09/07/2023

PROJECT NUMBER	232457
REFERENCE NUMBER	-
4 West Main Street   Rockaway   NJ   Ph: (973) 625-5670   Fax: (973) 625-4121 www.LakelandSurveying.com	

Marc J. Cifone PROFESSIONAL LAND SURVEYOR		Jeffrey S. Grunn PROFESSIONAL LAND SURVEYOR	
Marc J. Cifone N.J. P.L.S. LIC. No. 24GS04132900	Jeffrey S. Grunn N.J. P.L.S. LIC. No. 24GS04339900		

I declare that this plan is based on actual field survey performed by Lakeland Surveying, Inc., under my direct supervision, in accordance with N.J.A.C. 13-40.5.1 and to the best of my professional knowledge, information, and belief, correctly represents the conditions found on the date of the field survey, except such easements, if any, below the surface of the lands not visible. This declaration is given solely to the above named parties for this transaction only and is not transferable. Survey is valid only if print has original raised seal of the undersigned professional.			
REVISIONS			
NO.	INITIALS	DATE	DESCRIPTION
1	JRS/LJS	01/11/2024	SURVEY UPDATE
1	AQJ/ES	03/11/2025	SURVEY UPDATE - TREES REMOVED

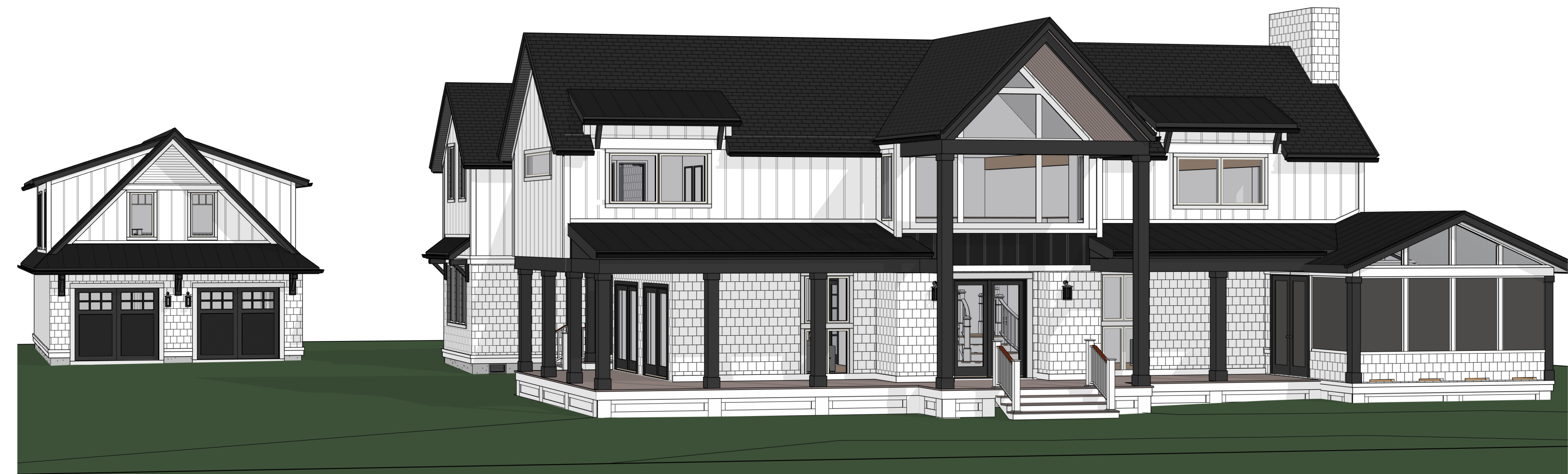




3D - VIEW 1



3D - VIEW 2



3D - VIEW 3



3D - VIEW 4

SCOPE OF WORK

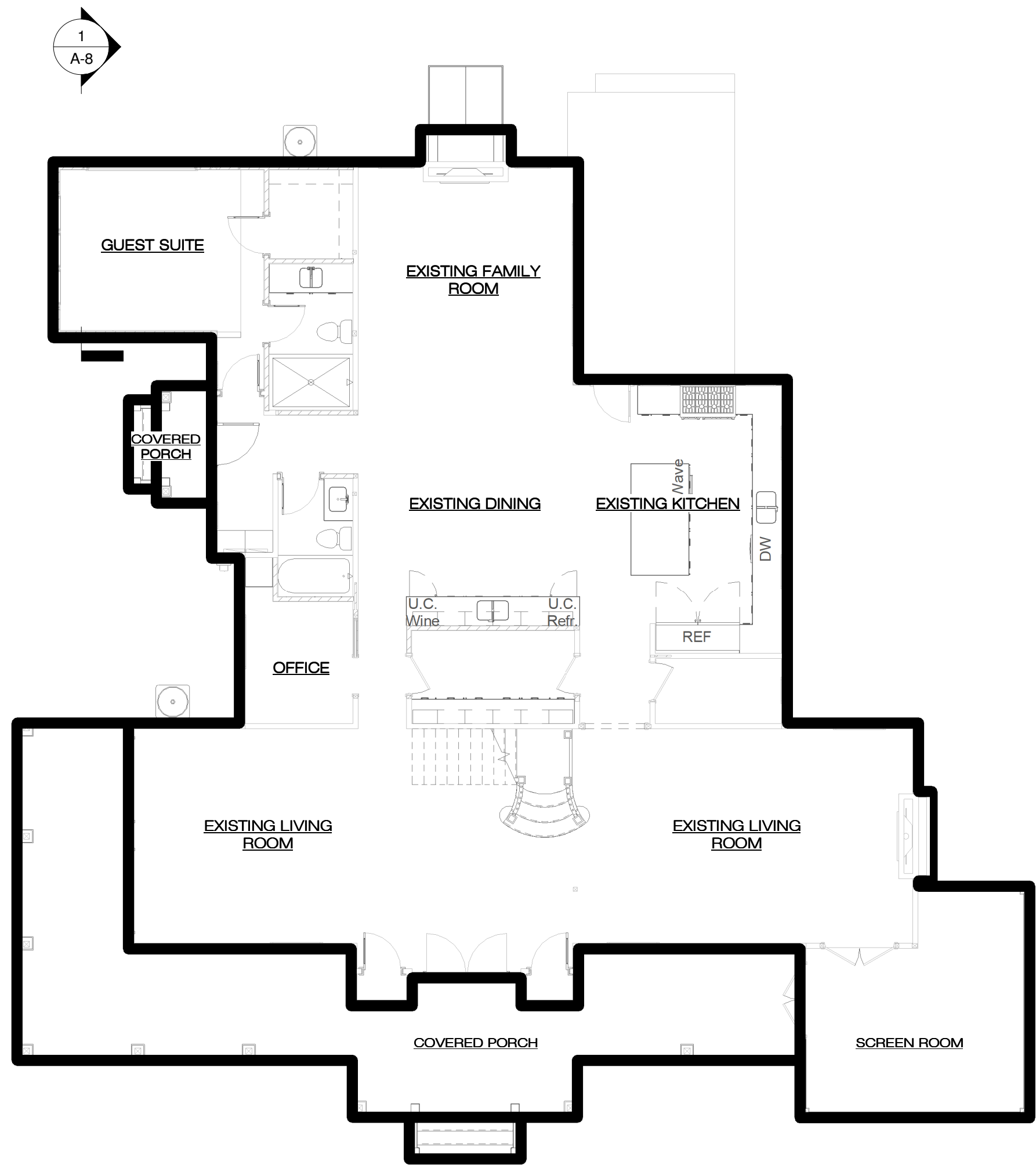
- a. GARAGE ALTERATIONS  
b. NEW ROOF AND SIDING

MATERIAL LEGEND

ROOFING	NEW SHINGLES - 40 YEAR ASPHALT COLOR - DARK GREY OVER BLUESKIN ROOF UNDERLAYMENT  METAL ROOFING- FABRAL - CHARCOAL GRAY 851 ADD SNOW GUARDS ABOVE WALKING SURFACES  5" HALF ROUND GUTTERS & 4" ROUND LEADERS PAINTED BLACK
FLASHING	COPPER FLASHING AT ALL LOCATIONS
SIDING	NU-CEDAR 7" SHINGLES - WHITE  AZEK BOARD & BATTEN: 3/4X1.5 AZEK BATTEN @ 16" O.C. ON 1/2" AZEK SHEET PAINTED WHITE
FOUNDATION PARPING	* APPLIED ABOVE GRADE ONLY WHITE PARPING MIX WHITE PORTLAND CEMENT WHITE SAND WHITE MORTAR TYPE N
TRIM	AZEK TRIM WHITE SIZES AS PER DRAWINGS
OPEN DECKING	5/4 x 6 COMPOSITE DECKING
FIBERGLASS DECKING	COLOR AS PER OWNER
COLUMN WRAP	WRAP SQUARE - 8"
RAILINGS	INTEX HAMPTON RS440 5" NEWEL COVER, NOCHARS CAP AND IMTRS BASE, INJECTION TRIM RING

11/18/24	VARIANCE SET	JM
REV NO.	DATE	DESCRIPTION
PDR Designs ARCHITECTURE		BY
501 Laurel Avenue, Suite 4, Point Pleasant, New Jersey 08742 Phone (732) 703-3799 www.PDRdesigns.com Email: Paul@PDRdesigns.com		
PROJECT BLANCH RESIDENCE 18 RIDGE RD RUMSON, NJ 07760 BLOCK: 70 LOT: 5.02		
DRAWN BY: JM		NOVEMBER 18, 2024
CHECKED BY: PDR		23-32
3D VIEWS		A-1
Scale: 1/4" = 1'-0"		Sheet #: 1 of 4





1 FIRST FLOOR PLAN  
1/8" = 1'-0"

FLOOR AREAS (MEASURED TO INSIDE FACE OF EXTERIOR WALLS)  
1ST FLOOR: 2,493 SF  
2ND FLOOR: 1,568 SF



2 SECOND FLOOR PLAN  
1/8" = 1'-0"

FLOOR AREAS (MEASURED TO INSIDE FACE OF EXTERIOR WALLS)  
1ST FLOOR: 2,493 SF  
2ND FLOOR: 1,568 SF



3 FRONT ELEVATION  
1/8" = 1'-0"



4 LEFT ELEVATION  
1/8" = 1'-0"



5 REAR ELEVATION  
1/8" = 1'-0"



6 RIGHT ELEVATION  
1/8" = 1'-0"

WALL LEGEND	
EXISTING WOOD FRAMING	
NEW WOOD FRAMING	
NEW 8" BLOCK WALLS	

REV NO.	DATE	DESCRIPTION	BY
1	11/18/24	VARIANCE SET	JM

# PDR

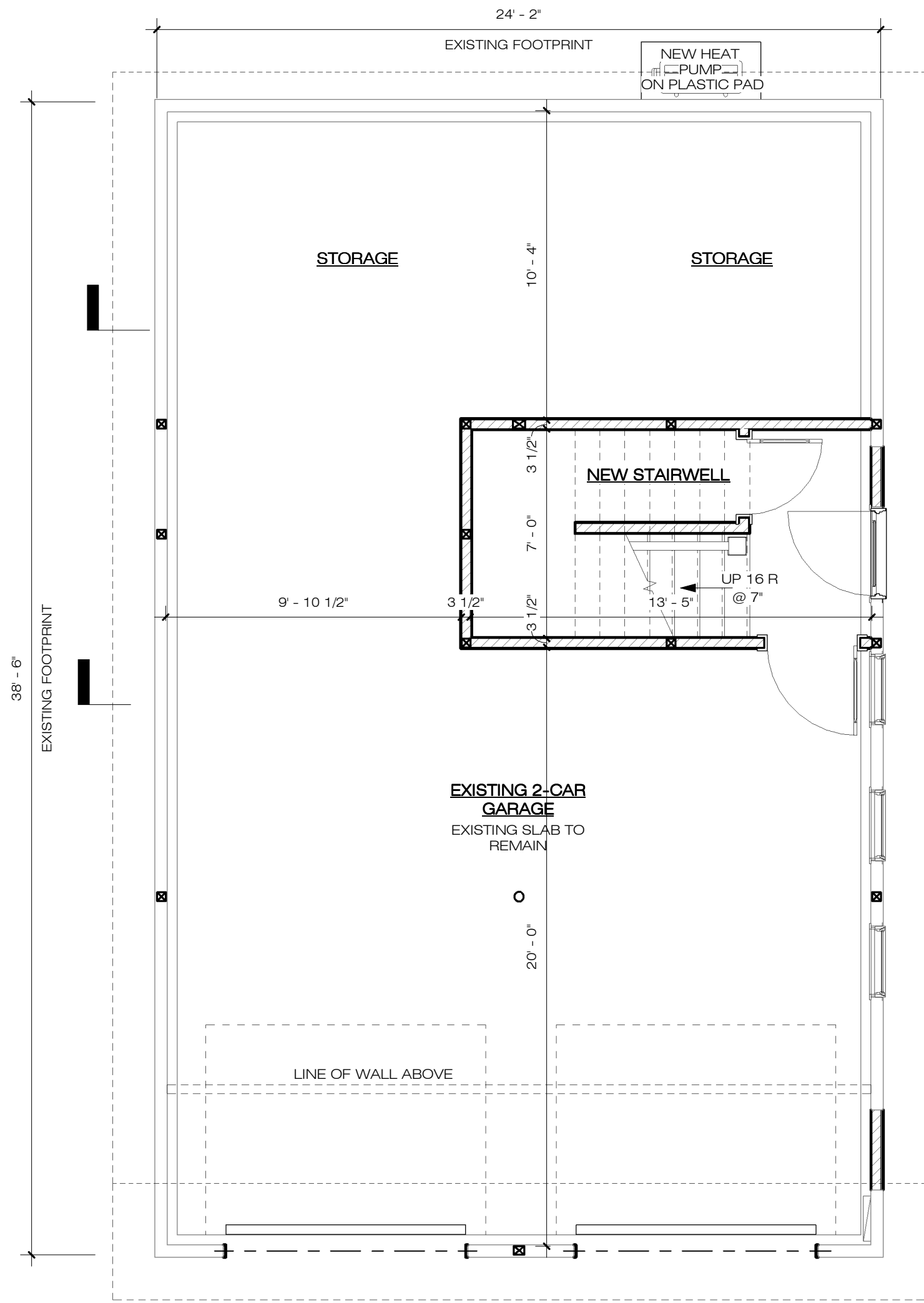
Designs

## ARCHITECTURE

501 Laurel Avenue, Suite 4, Point Pleasant, New Jersey 08742  
Phone (732) 703-3799  
www.PDRdesigns.com  
Email: Paul@PDRdesigns.com

PROJECT BLANCH RESIDENCE 18 RIDGE RD RUMSON, NJ 07760 BLOCK: 70 LOT: 5.02	
DRAWN BY: JM	NOVEMBER 18, 2024
CHECKED BY: PDR	23-32
FLOOR PLANS	A-2
Scale: As indicated	Sheet #: 2 of 4

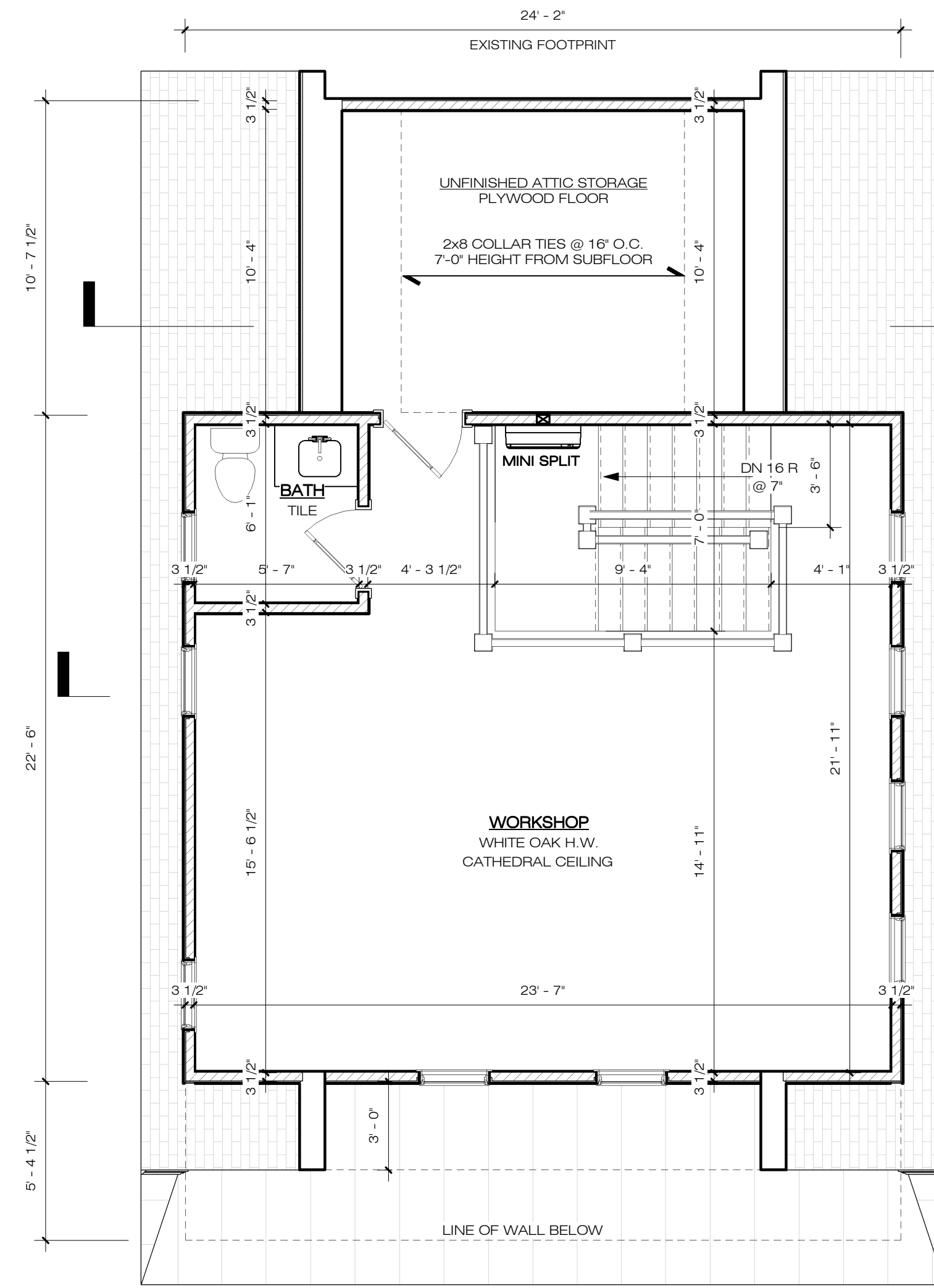




1 GARAGE 1ST FLOOR PLAN  
1/4" = 1'-0"

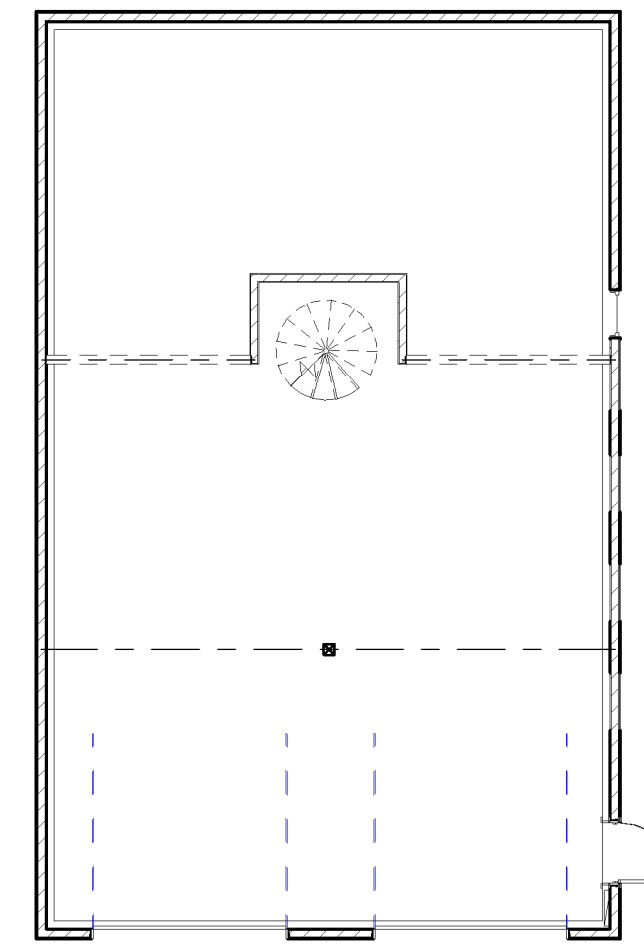
FLOOR AREAS (MEASURED TO INSIDE FACE OF EXTERIOR WALLS)  
GARAGE 1ST FLOOR: 894 SF  
GARAGE 2ND FLOOR: 618 SF

HALF STORY REQUIREMENTS  
FLOOR AREA 5' OR LESS TO BE MINIMUM 40% OF FLOOR AREA BELOW.  
(FIRST FLOOR) 894 SF x 40% = 357.60 SF MINIMUM.  
PROPOSED 2ND FLOOR AREA 5' OR LESS = 233 SF (124.6 SF UNDER)

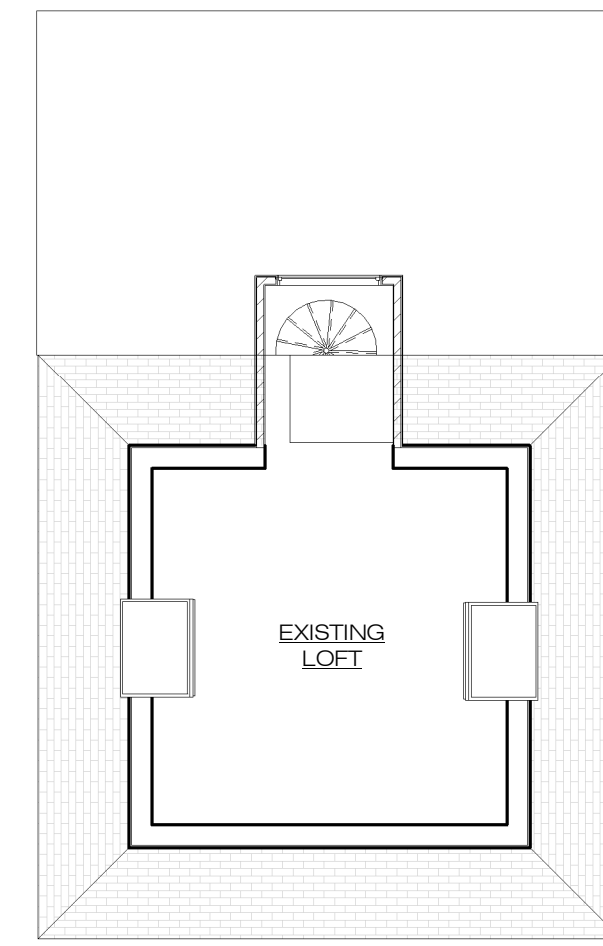


2 GARAGE 2ND FLOOR PLAN  
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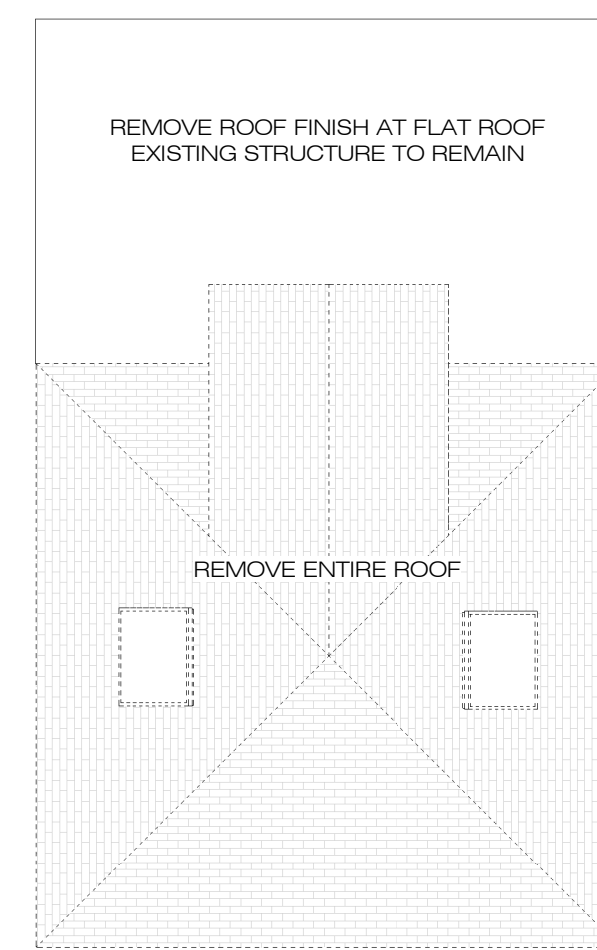
FLOOR AREAS (MEASURED TO INSIDE FACE OF EXTERIOR WALLS)  
GARAGE 1ST FLOOR: 894 SF  
GARAGE 2ND FLOOR: 618 SF



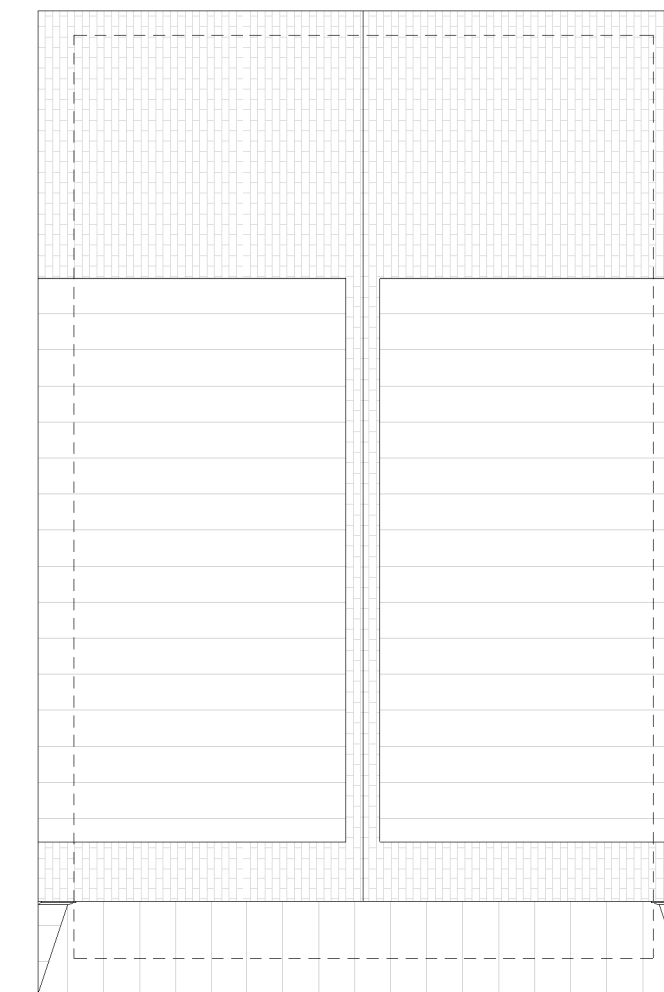
3 EXISTING GARAGE 1ST FLOOR PLAN  
1/8" = 1'-0"



4 EXISTING GARAGE 2ND FLOOR PLAN  
1/8" = 1'-0"

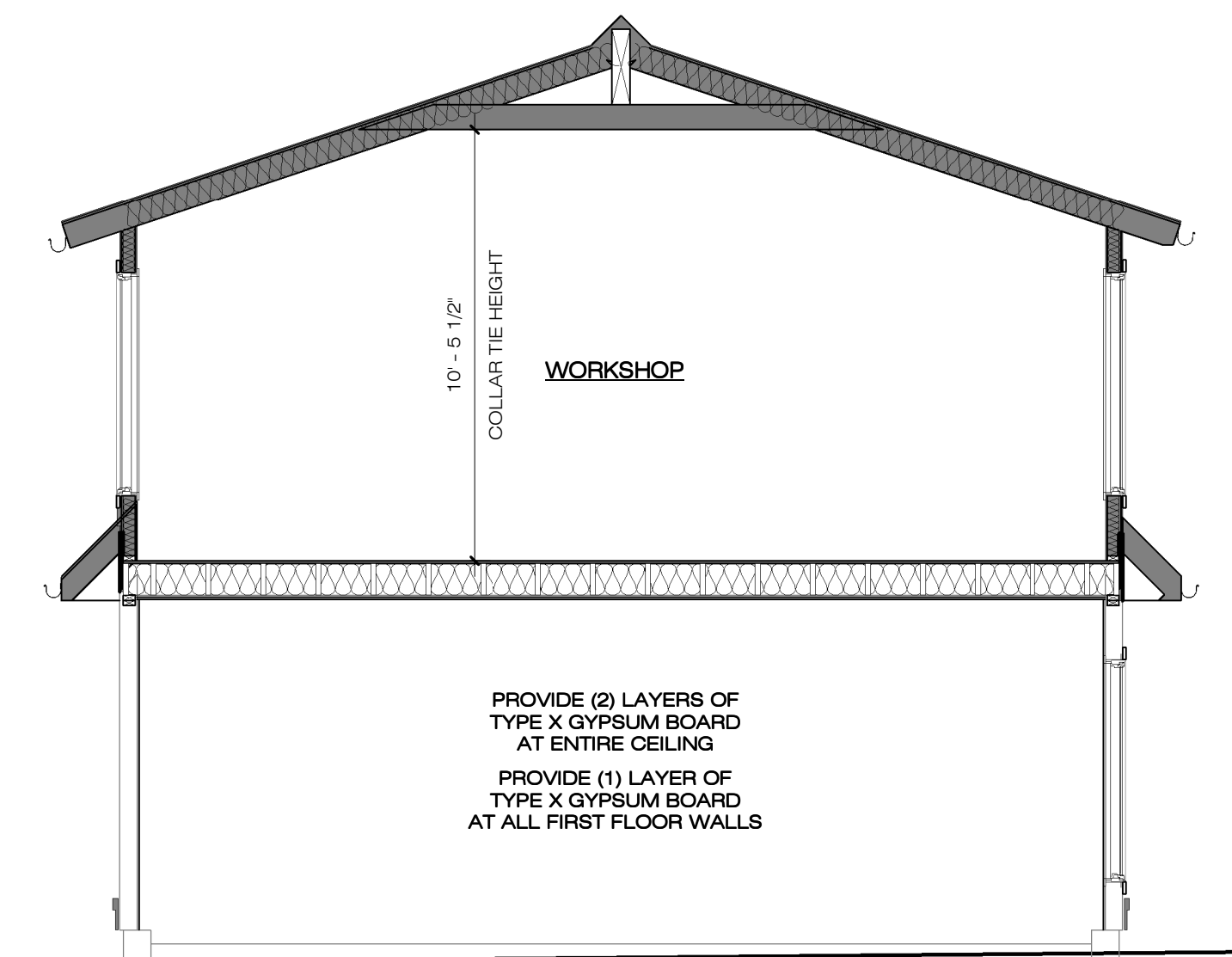


5 EXISTING GARAGE ROOF PLAN  
1/8" = 1'-0"

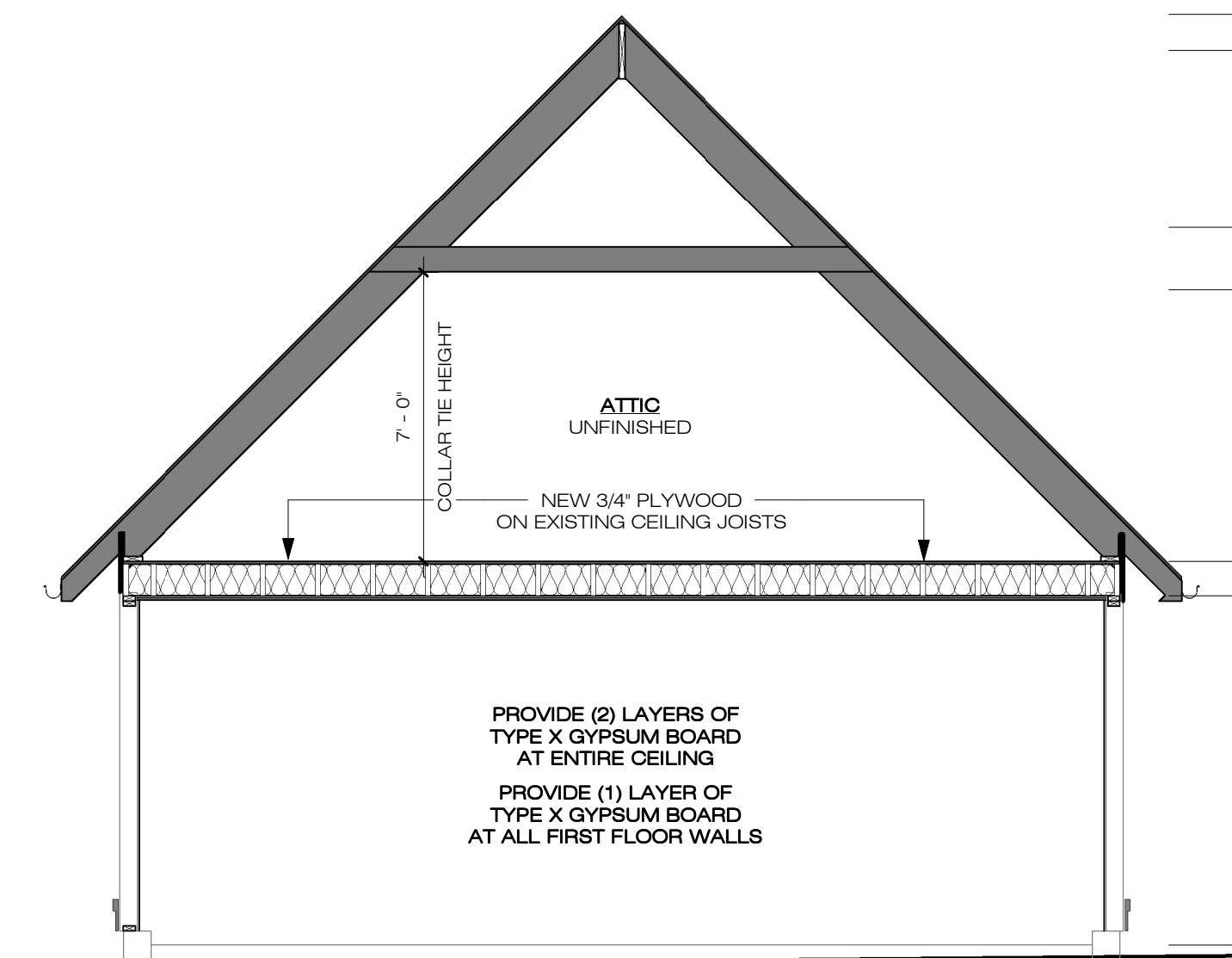


6 PROPOSED GARAGE ROOF PLAN  
1/8" = 1'-0"

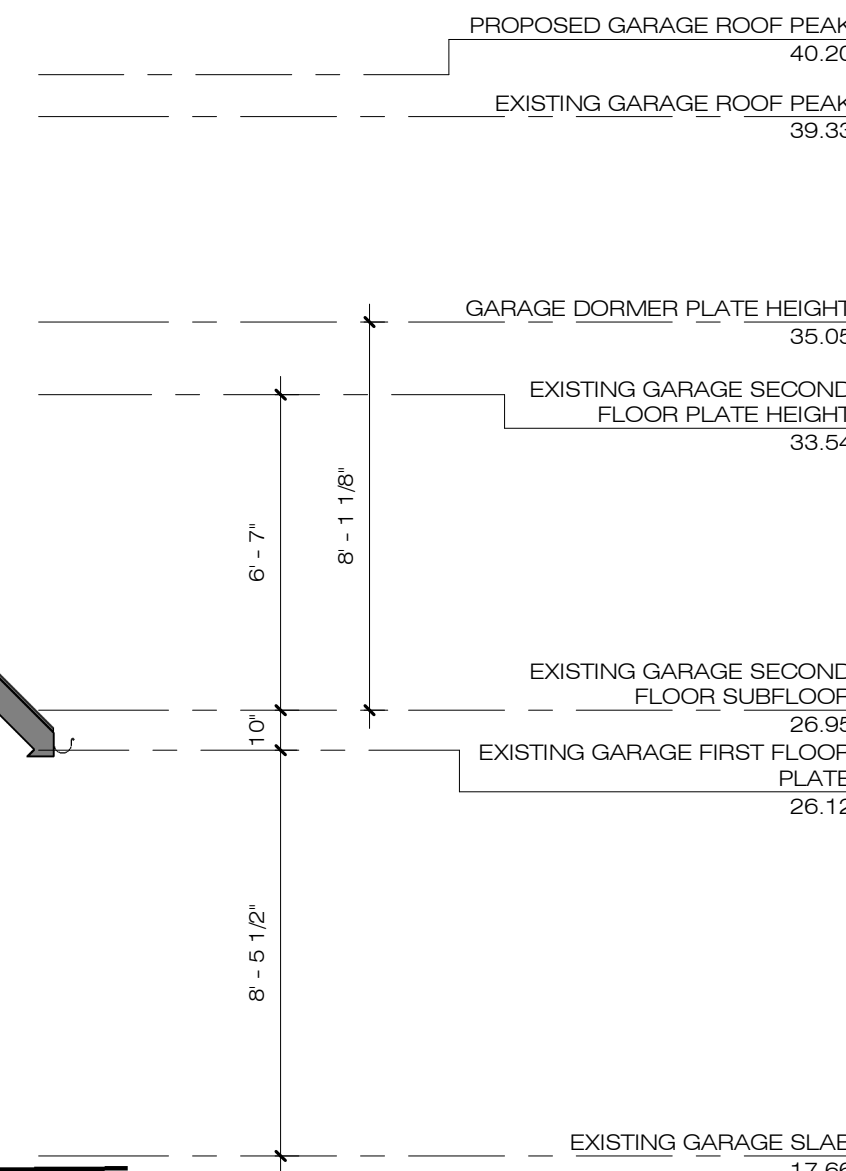
WALL LEGEND	
EXISTING WOOD FRAMING	
NEW WOOD FRAMING	
NEW 8" BLOCK WALLS	



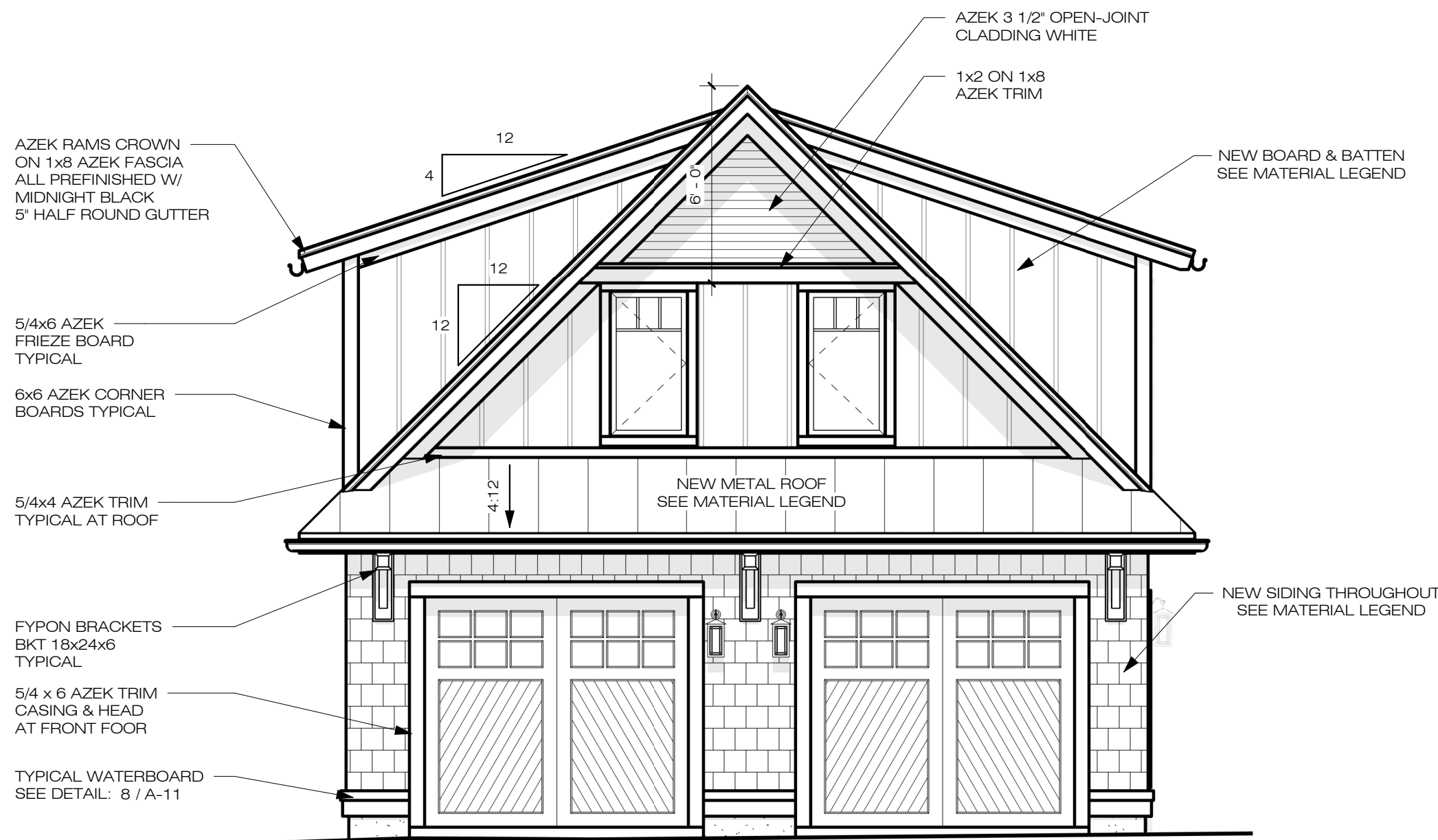
7 GARAGE SECTION 2  
1/4" = 1'-0"



8 GARAGE SECTION 1  
1/4" = 1'-0"



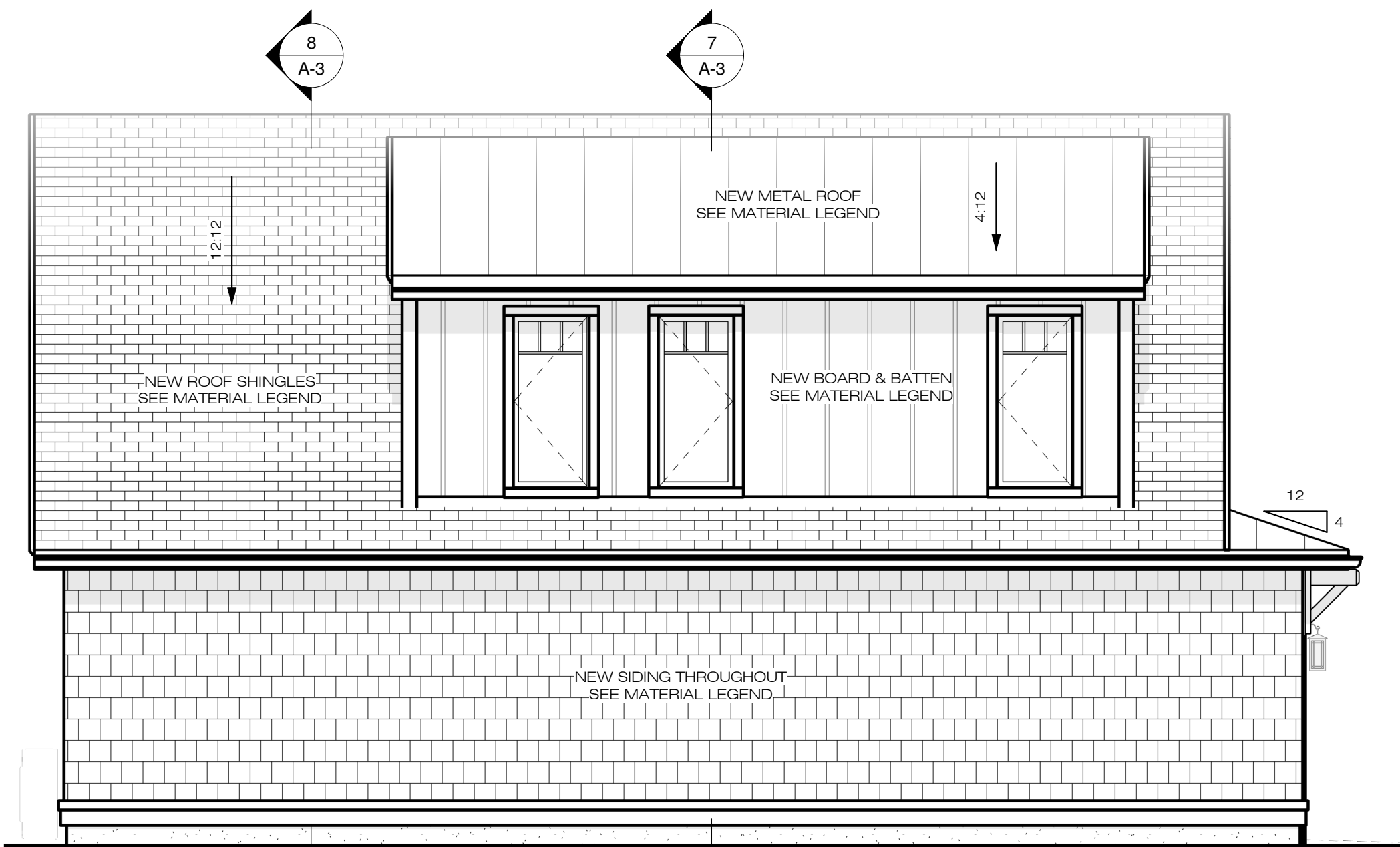
11/18/24	VARIANCE SET	JM				
REV NO.	DATE	DESCRIPTION				
<h1>PDR</h1> <p>Designs</p> <h2>ARCHITECTURE</h2> <p>501 Laurel Avenue, Suite 4, Point Pleasant, New Jersey 08742 Phone (732) 703-3799 www.PDRdesigns.com Email: Paul@PDRdesigns.com</p> <h3>PROJECT</h3> <h4>BLANCH RESIDENCE</h4> <p>18 RIDGE RD RUMSON, NJ 07760 BLOCK: 70 LOT: 5.02</p> <table><tr><td>DRAWN BY: JM</td><td>NOVEMBER 18, 2024</td></tr><tr><td>CHECKED BY: PDR</td><td>23-32</td></tr></table> <p>GARAGE FLOOR PLANS</p> <p>Scale: As indicated</p> <p>Sheet #: 3 of 4</p>			DRAWN BY: JM	NOVEMBER 18, 2024	CHECKED BY: PDR	23-32
DRAWN BY: JM	NOVEMBER 18, 2024					
CHECKED BY: PDR	23-32					



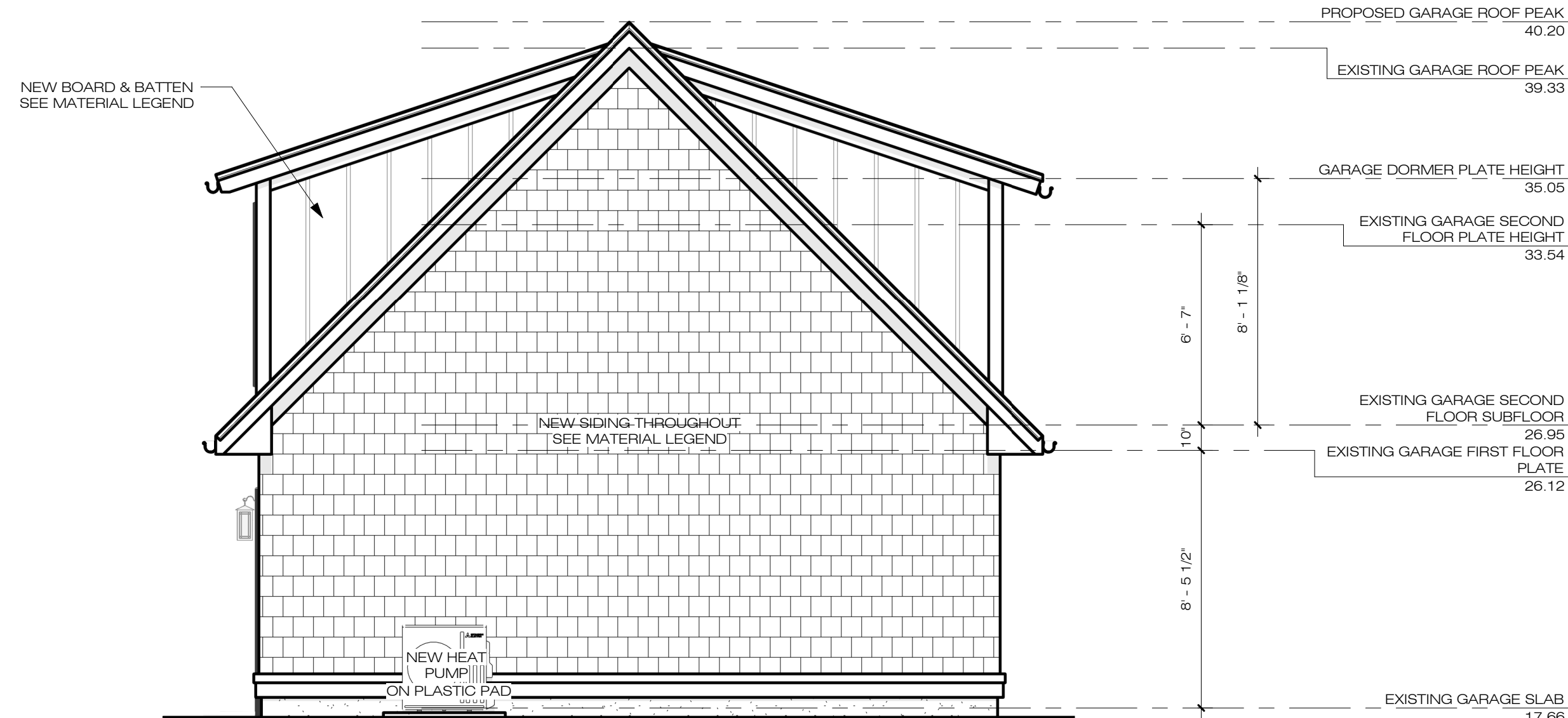
1 GARAGE - FRONT ELEVATION  
1/4" = 1'-0"



2 GARAGE - RIGHT ELEVATION  
1/4" = 1'-0"

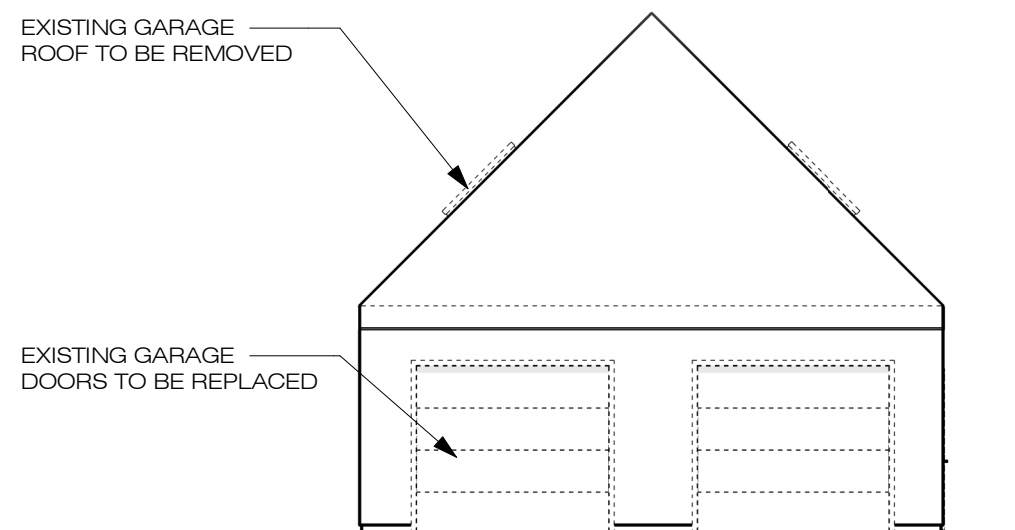


3 GARAGE - LEFT ELEVATION  
1/4" = 1'-0"

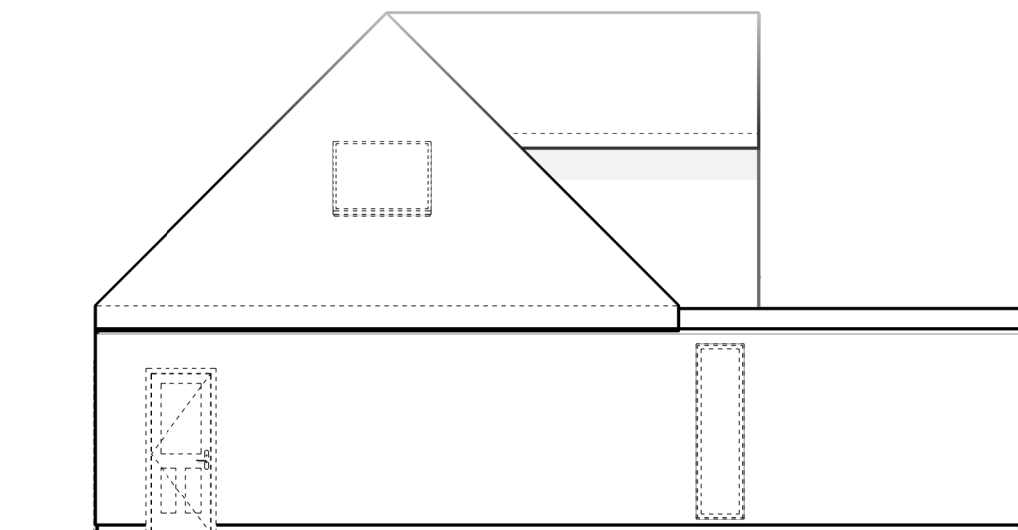


4 GARAGE - REAR ELEVATION  
1/4" = 1'-0"

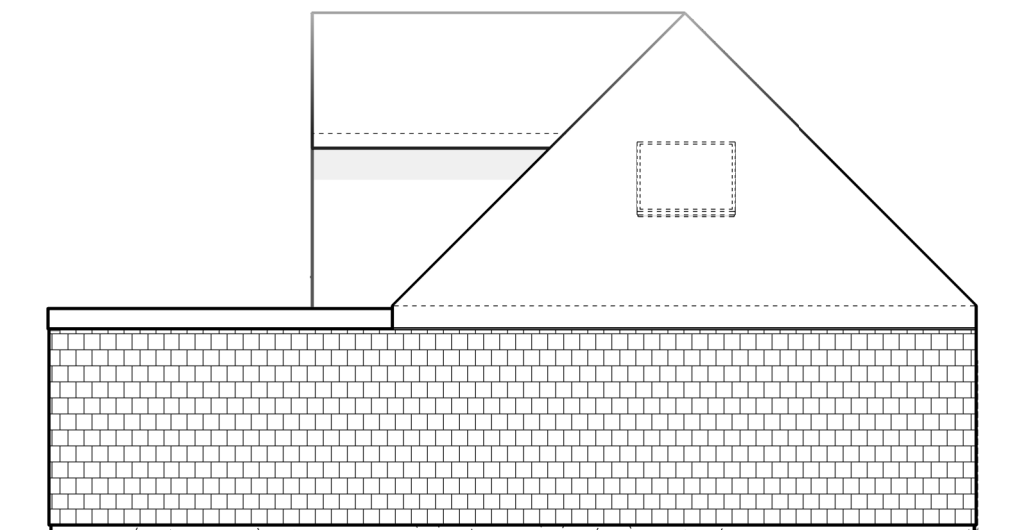
MATERIAL LEGEND	
ROOFING	NEW SHINGLES - 40 YEAR ASPHALT COLOR - DARK GREY OVER BLUESKIN ROOF UNDERLAYMENT METAL ROOFING- FABRAL - CHARCOAL GRAY 551 ADD SNOW GUARDS ABOVE WALKING SURFACES 5" HALF ROUND GUTTERS & 4" ROUND LEADERS PAINTED BLACK
FLASHING	COPPER FLASHING AT ALL LOCATIONS
SIDING	NU-CEDAR 7" SHINGLES - WHITE AZEK BOARD & BATTEN: 3/4X1.5 AZEK BATTEN @ 16" O.C. ON 1/2" AZEK SHEET PAINTED WHITE
FOUNDATION PAVING	* APPLIED ABOVE GRADE ONLY WHITE PAVING MIX WHITE PORTLAND CEMENT WHITE SAND WHITE MORTAR TYPE N
TRIM	AZEK TRIM WHITE SIZES AS PER DRAWINGS
OPEN DECKING	5/4 x 6 COMPOSITE DECKING
FIBERGLASS DECKING	COLOR AS PER OWNER
COLUMN WRAP	WRAP SQUARE - 8"
RAILINGS	INTEX HAMPTON RS440 5" NEWEL COVER, NOHARS CAP AND INTRG BASE, INJECTION TRIM RING



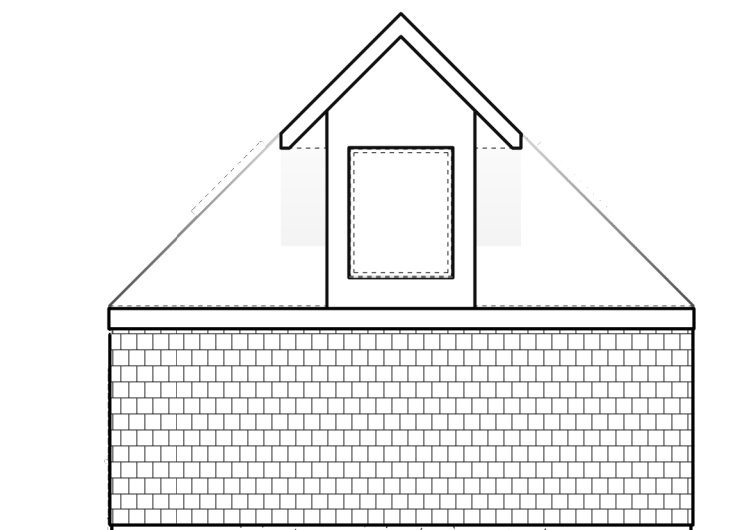
8 GARAGE - EXISTING FRONT ELEVATION  
1/8" = 1'-0"



9 GARAGE - EXISTING RIGHT ELEVATION  
1/8" = 1'-0"



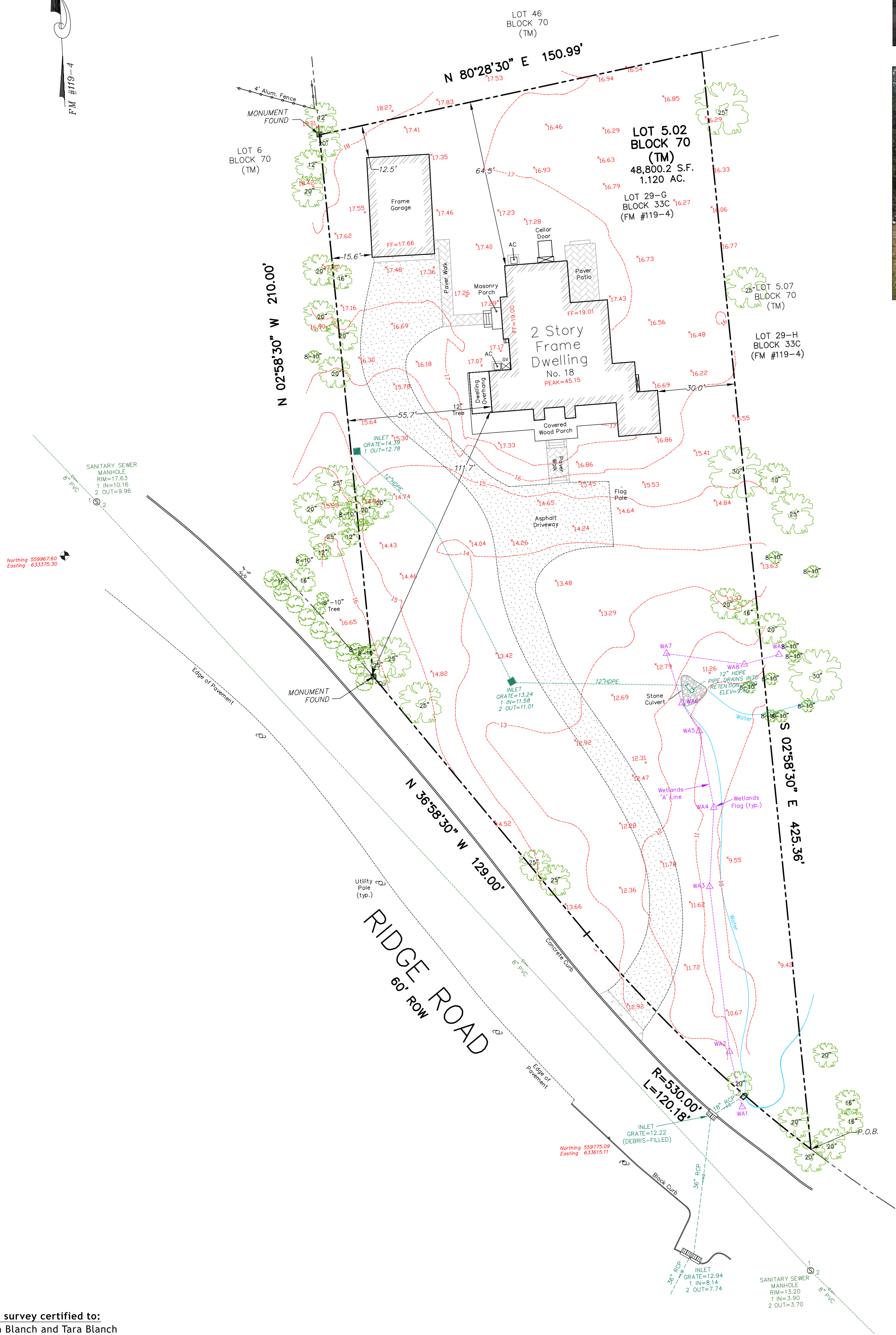
10 GARAGE - EXISTING LEFT ELEVATION  
1/8" = 1'-0"



11 GARAGE - EXISTING REAR ELEVATION  
1/8" = 1'-0"

REV NO.	DATE	VARIANCE SET DESCRIPTION	JM BY
11/18/24			
<b>PDR</b> — <i>Designs</i> — <b>ARCHITECTURE</b>			
501 Laurel Avenue, Suite 4, Point Pleasant, New Jersey 08742 Phone (732) 703-3799 www.PDRdesigns.com Email: Paul@PDRdesigns.com			
<b>PROJECT</b> <b>BLANCH</b> <b>RESIDENCE</b> 18 RIDGE RD RUMSON, NJ 07760 BLOCK: 70 LOT: 5.02			
DRAWN BY: JM		NOVEMBER 18, 2024	
CHECKED BY: PDR		23-32	
ELEVATIONS - GARAGE		<b>A-4</b>	
Scale: As indicated		Sheet #: 4 of 4	





This survey certified to:  
Kenneth Blanch and Tara Blanch

This survey references:  
1) Deed Book 9646 Page 2397 (PQ)  
2) Deed Book 9595 Page 4768 (Lot 6)  
3) Monmouth County Filed Map No. 119-4  
4) Survey of Tax Lot 5.02 Block 70 by Schmidt Surveying, dated April 25, 2023

Notes:  
1) Field Survey Performed on 08/23/2023  
2) Subject to documents of record  
3) Vertical Datum: NAVD88  
4) Survey performed without the benefit of a complete title search and subject to municipal restrictions, easements of record and other facts that a title search may disclose.

INTENDED TO BE Lot 29-G Block 33C as shown on a certain map entitled, "Minor Subdivision Map of Lands of Elizabeth M. Hoagland, Lot 29B Bk. 33C, Ridge Road, Borough of Rumson, Monmouth County, N.J.", filed in the Monmouth County Clerk's Office on January 9, 1973 as Map No. 119-4.

TOPOGRAPHIC SURVEY OF PROPERTY			
Tax Lot 5.02 - Block 70 18 Ridge Road, Borough of Rumson Monmouth County, New Jersey			
PROJECT NUMBER 232457			
REFERENCE NUMBER -			
FIELD: AG	DWN BY: CMB	CHECKED: MJC	DATE 09/07/2023
SCALE 1"=30'			

**Lakeland**  
**Surveying**

Certificate of Authorization  
#24GA2890000

4 West Main Street | Rockaway | NJ | Ph: (973) 625-5670 | Fax: (973) 625-4121  
www.LakelandSurveying.com

Marc J. Cifone  
PROFESSIONAL LAND SURVEYOR

Jeffrey S. Grunn  
PROFESSIONAL LAND SURVEYOR

Marc J. Cifone N.J. P.L.S. LIC. No. 24GS04132900  
Jeffrey S. Grunn N.J. P.L.S. LIC. No. 24GS04339900

I declare that this plan is based on actual field survey performed by Lakeland Surveying, Inc., under my direct supervision, in accordance with N.J.A.C. 13-40.5.1 and to the best of my professional knowledge, information, and belief, correctly represents the conditions found on the date of the field survey, except such easements, if any, below the surface of the lands not visible. This declaration is given solely to the above named parties for this transaction only and is not transferable. Survey is valid only if print has original raised seal of the undersigned professional.			
REVISIONS			
NO.	INITIALS	DATE	DESCRIPTION
1	JRS/LJS	01/11/2024	SURVEY UPDATE
1	AQJ/ES	03/11/2025	SURVEY UPDATE - TREES REMOVED

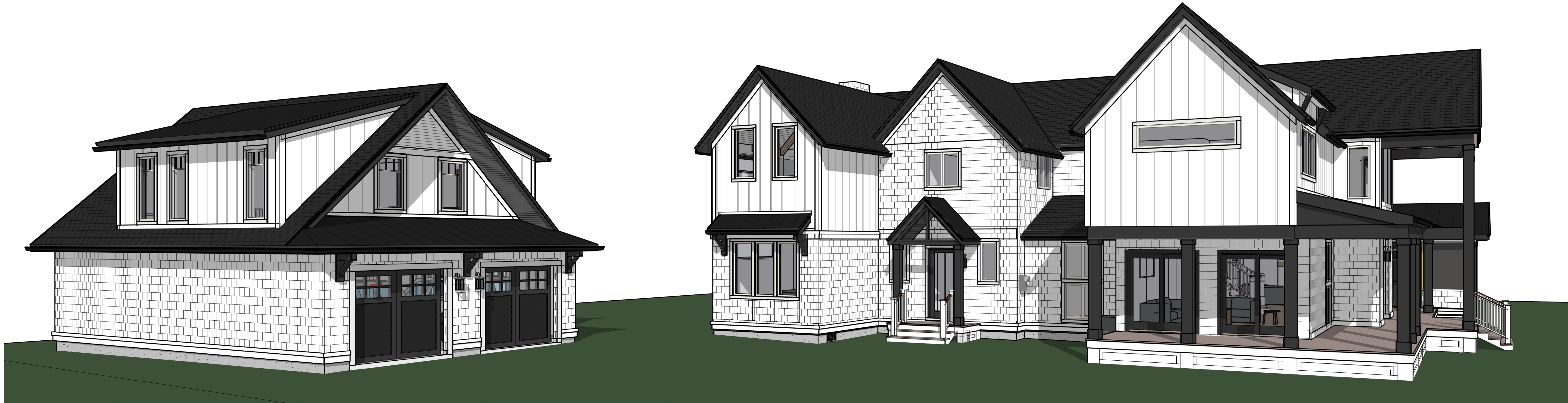
GRAPHIC SCALE



1 inch = 30 ft.

A written Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to P.L. 2003, c.14 (C45-9-36.3) and N.J.A.C. 13-40.5.1 (d).

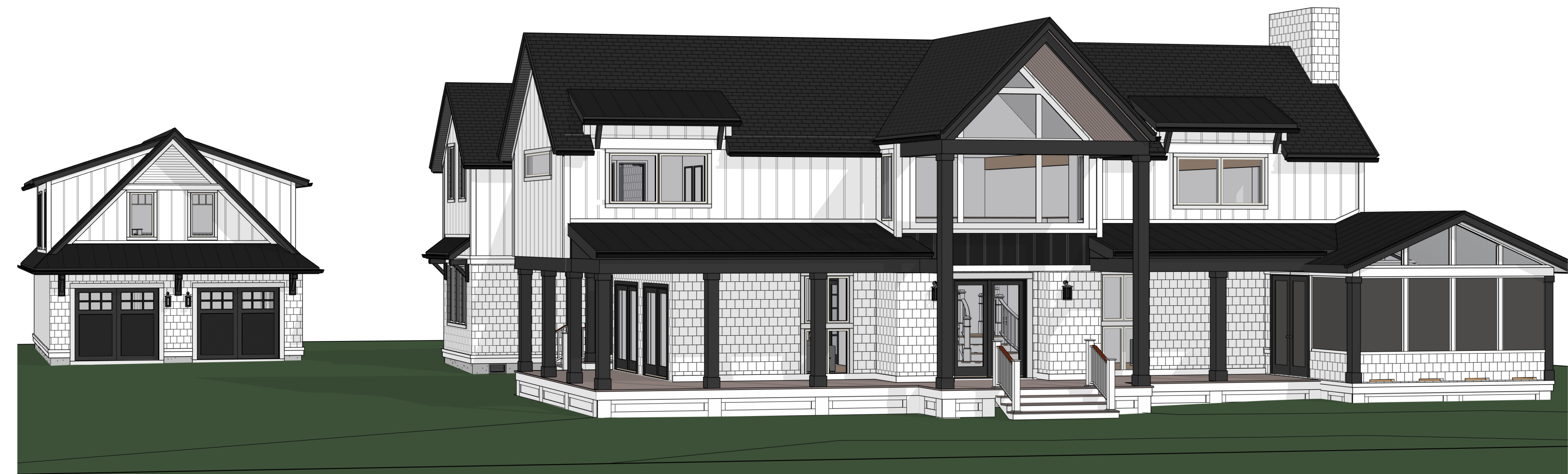




3D - VIEW 1



3D - VIEW 2



3D - VIEW 3



3D - VIEW 4

SCOPE OF WORK

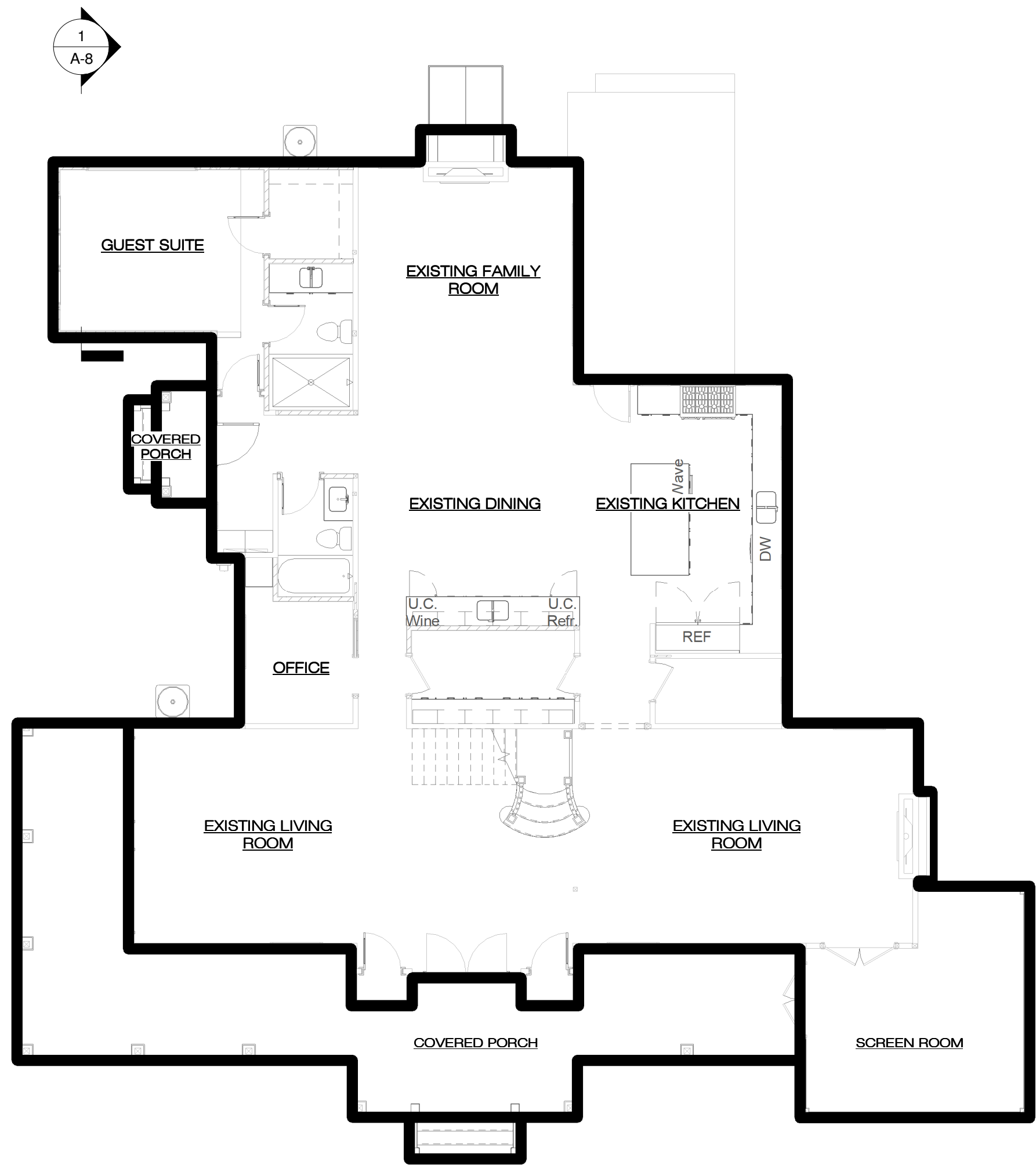
- a. GARAGE ALTERATIONS  
b. NEW ROOF AND SIDING

MATERIAL LEGEND

ROOFING	NEW SHINGLES - 40 YEAR ASPHALT COLOR - DARK GREY OVER BLUESKIN ROOF UNDERLAYMENT  METAL ROOFING- FABRAL - CHARCOAL GRAY 851 ADD SNOW GUARDS ABOVE WALKING SURFACES  5" HALF ROUND GUTTERS & 4" ROUND LEADERS PAINTED BLACK
FLASHING	COPPER FLASHING AT ALL LOCATIONS
SIDING	NU-CEDAR 7" SHINGLES - WHITE  AZEK BOARD & BATTEN: 3/4X1.5 AZEK BATTEN @ 16" O.C. ON 1/2" AZEK SHEET PAINTED WHITE
FOUNDATION PARING	* APPLIED ABOVE GRADE ONLY WHITE PARING MIX WHITE PORTLAND CEMENT WHITE SAND WHITE MORTAR TYPE N
TRIM	AZEK TRIM WHITE SIZES AS PER DRAWINGS
OPEN DECKING	5/4 x 6 COMPOSITE DECKING
FIBERGLASS DECKING	COLOR AS PER OWNER
COLUMN WRAP	WRAP SQUARE - 8"
RAILINGS	INTEX HAMPTON RS440 5" NEWEL COVER, NOHARS CAP AND IMTRS BASE, INJECTION TRIM RING

11/18/24	VARIANCE SET	JM
REV NO.	DATE	DESCRIPTION
PDR Designs ARCHITECTURE		BY
501 Laurel Avenue, Suite 4, Point Pleasant, New Jersey 08742 Phone (732) 703-3799 www.PDRdesigns.com Email: Paul@PDRdesigns.com		
PROJECT BLANCH RESIDENCE 18 RIDGE RD RUMSON, NJ 07760 BLOCK: 70 LOT: 5.02		
DRAWN BY: JM		NOVEMBER 18, 2024
CHECKED BY: PDR		23-32
3D VIEWS		A-1
Scale: 1/4" = 1'-0"		Sheet #: 1 of 4





1 FIRST FLOOR PLAN  
1/8" = 1'-0"

FLOOR AREAS (MEASURED TO INSIDE FACE OF EXTERIOR WALLS)  
1ST FLOOR: 2,493 SF  
2ND FLOOR: 1,568 SF



2 SECOND FLOOR PLAN  
1/8" = 1'-0"

FLOOR AREAS (MEASURED TO INSIDE FACE OF EXTERIOR WALLS)  
1ST FLOOR: 2,493 SF  
2ND FLOOR: 1,568 SF



3 FRONT ELEVATION  
1/8" = 1'-0"



4 LEFT ELEVATION  
1/8" = 1'-0"



5 REAR ELEVATION  
1/8" = 1'-0"



6 RIGHT ELEVATION  
1/8" = 1'-0"

WALL LEGEND	
EXISTING WOOD FRAMING	
NEW WOOD FRAMING	
NEW 8" BLOCK WALLS	

REV NO.	DATE	DESCRIPTION	BY
1	11/18/24	VARIANCE SET	JM

# PDR

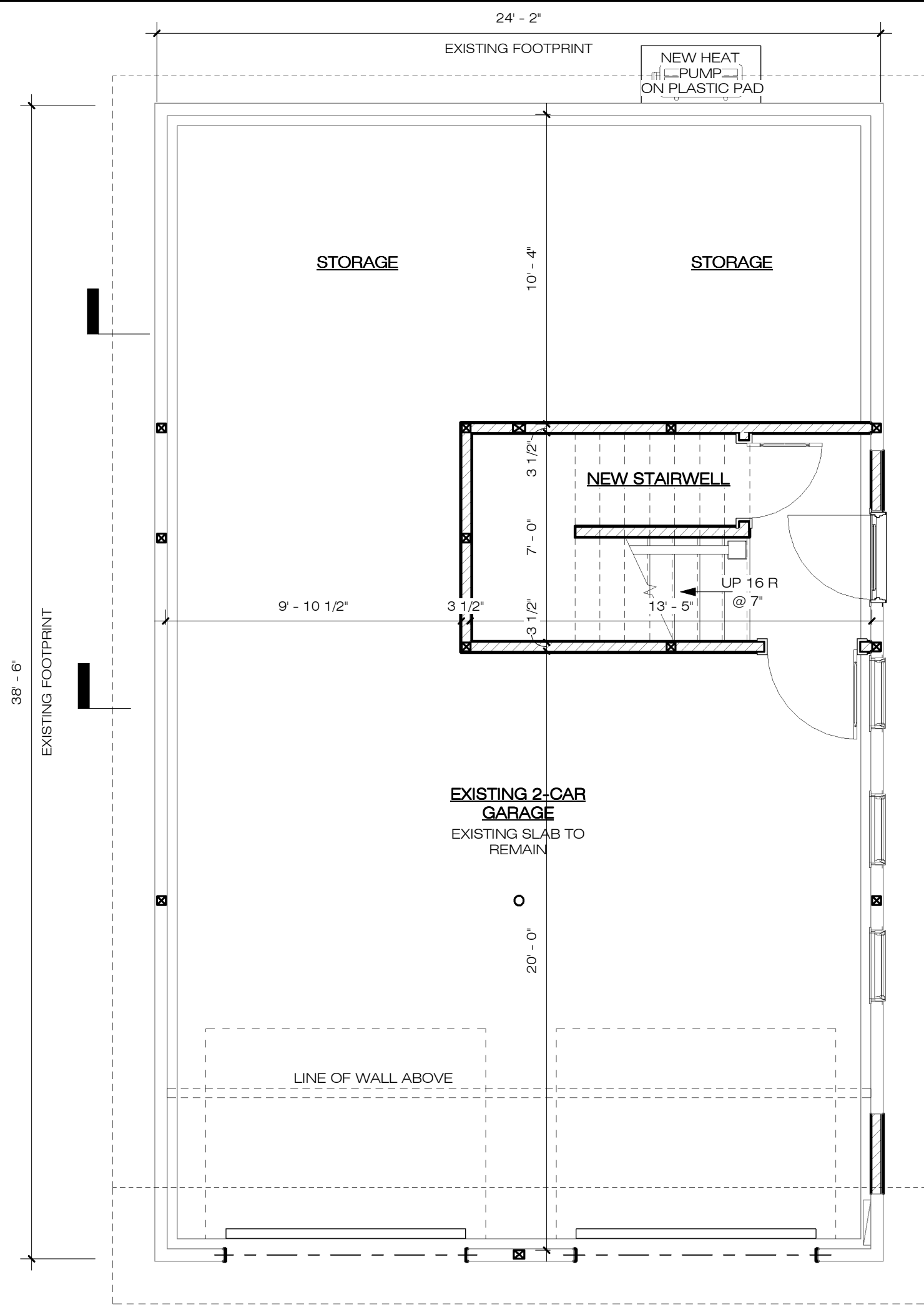
Designs

## ARCHITECTURE

501 Laurel Avenue, Suite 4, Point Pleasant, New Jersey 08742  
Phone (732) 703-3799  
www.PDRdesigns.com  
Email: Paul@PDRdesigns.com

PROJECT BLANCH RESIDENCE 18 RIDGE RD RUMSON, NJ 07760 BLOCK: 70 LOT: 5.02	
DRAWN BY: JM	NOVEMBER 18, 2024
CHECKED BY: PDR	23-32
FLOOR PLANS	A-2
Scale: As indicated	Sheet #: 2 of 4

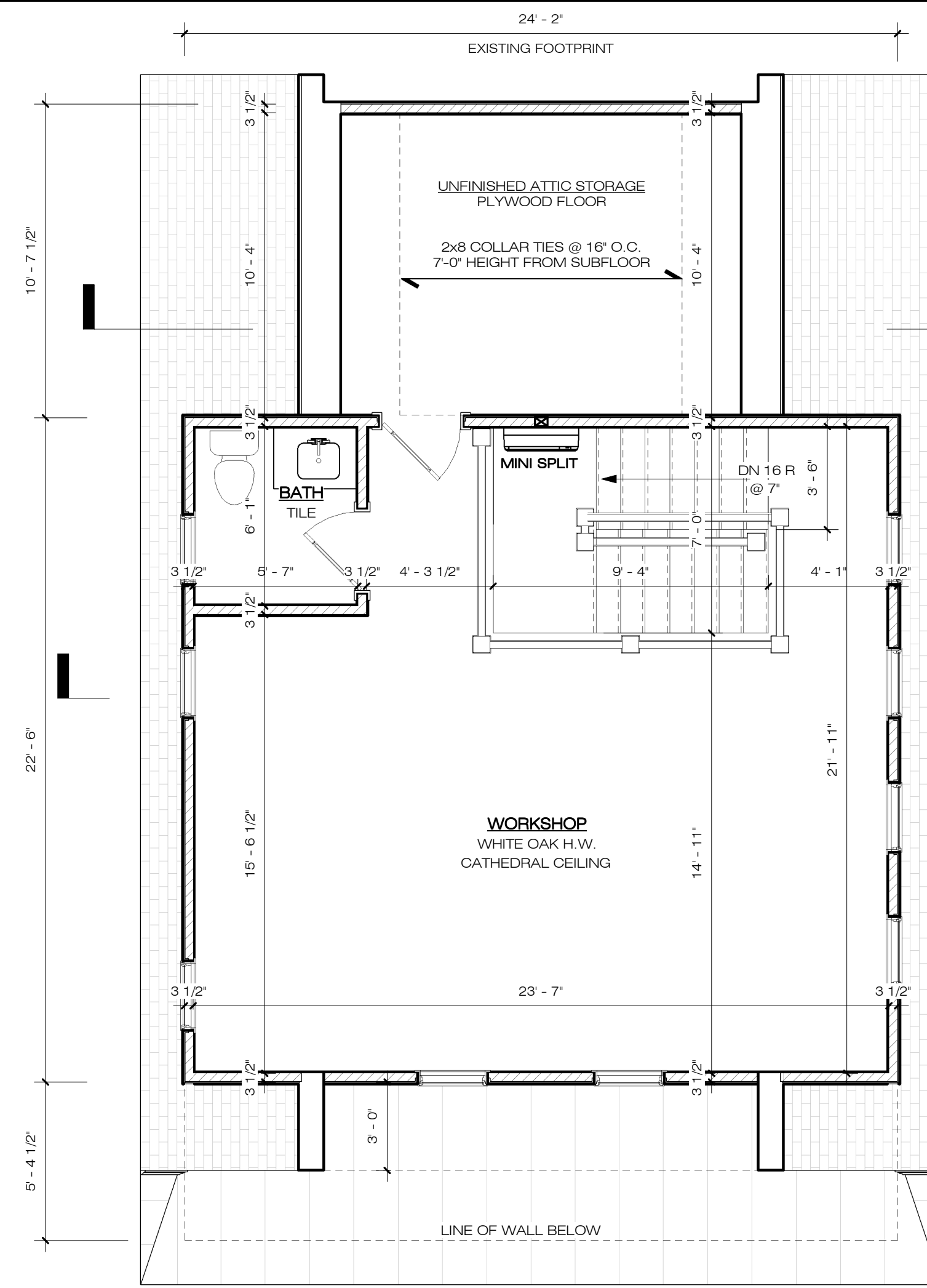




1 GARAGE 1ST FLOOR PLAN  
1/4" = 1'-0"

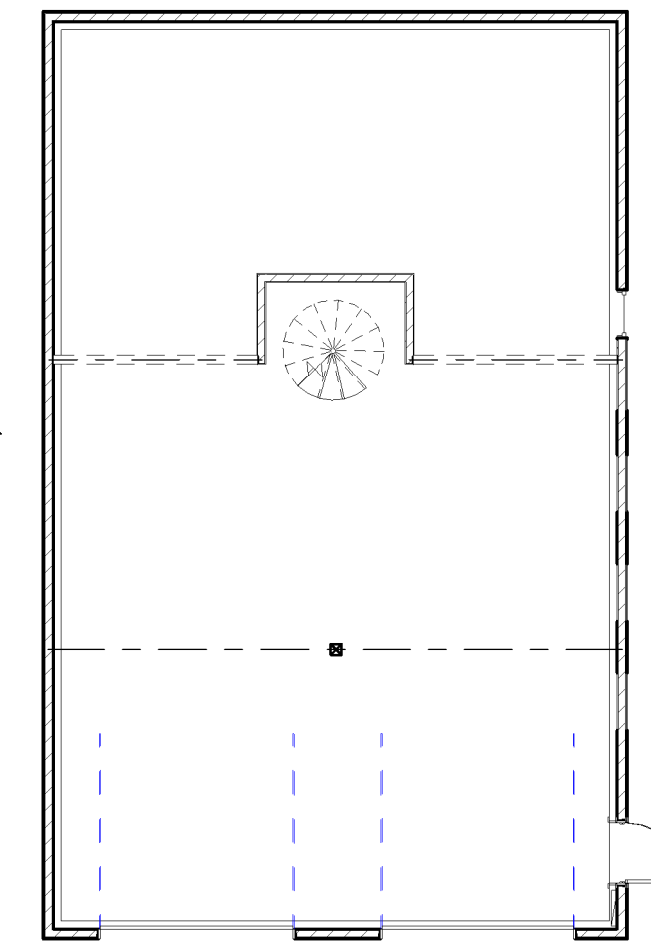
FLOOR AREAS (MEASURED TO INSIDE FACE OF EXTERIOR WALLS)  
GARAGE 1ST FLOOR: 894 SF  
GARAGE 2ND FLOOR: 618 SF

HALF STORY REQUIREMENTS  
FLOOR AREA 5' OR LESS TO BE MINIMUM 40% OF FLOOR AREA BELOW.  
(FIRST FLOOR) 894 SF x 40% = 357.60 SF MINIMUM.  
PROPOSED 2ND FLOOR AREA 5' OR LESS = 233 SF (124.6 SF UNDER)

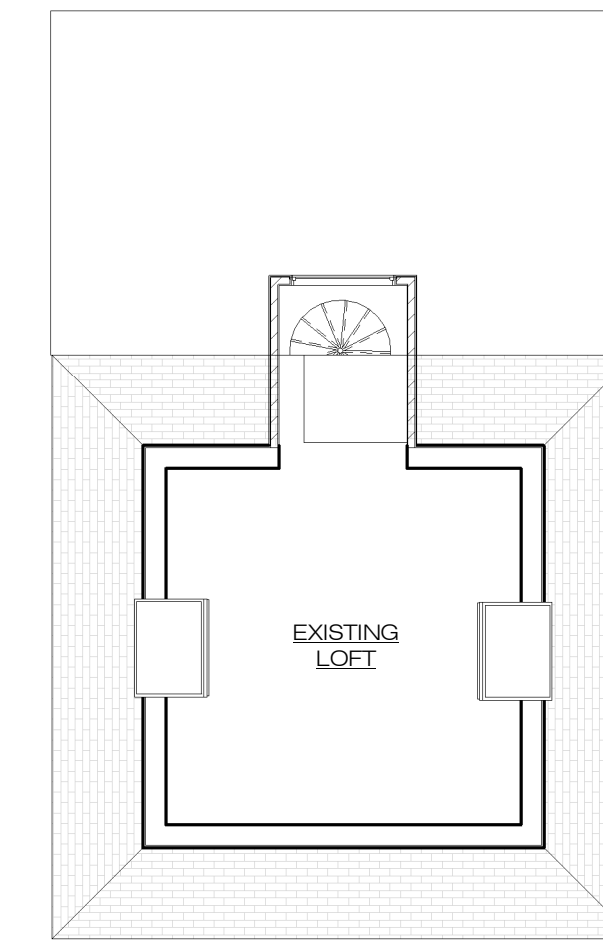


2 GARAGE 2ND FLOOR PLAN  
1/4" = 1'-0"

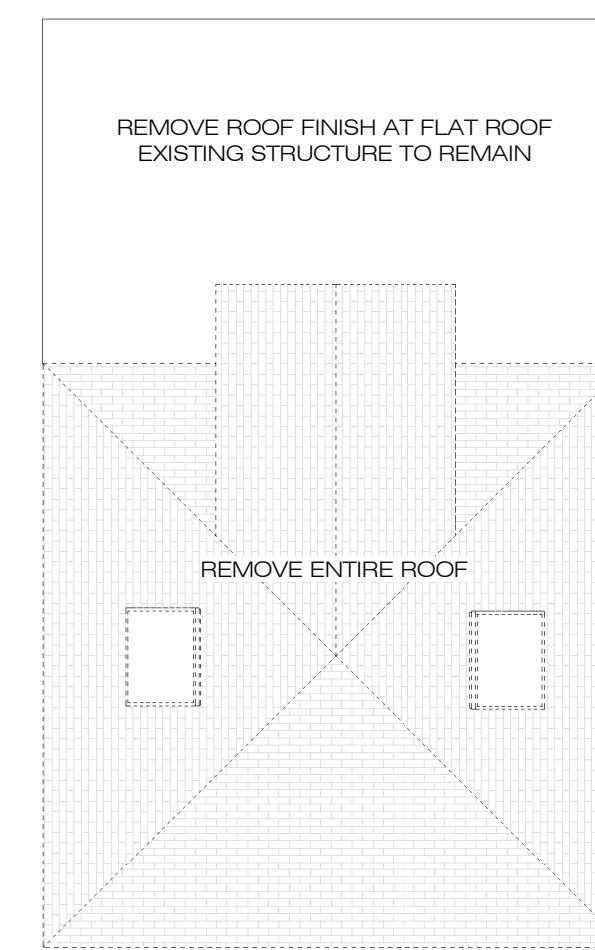
FLOOR AREAS (MEASURED TO INSIDE FACE OF EXTERIOR WALLS)  
GARAGE 1ST FLOOR: 894 SF  
GARAGE 2ND FLOOR: 618 SF



3 EXISTING GARAGE 1ST FLOOR PLAN  
1/8" = 1'-0"



4 EXISTING GARAGE 2ND FLOOR PLAN  
1/8" = 1'-0"

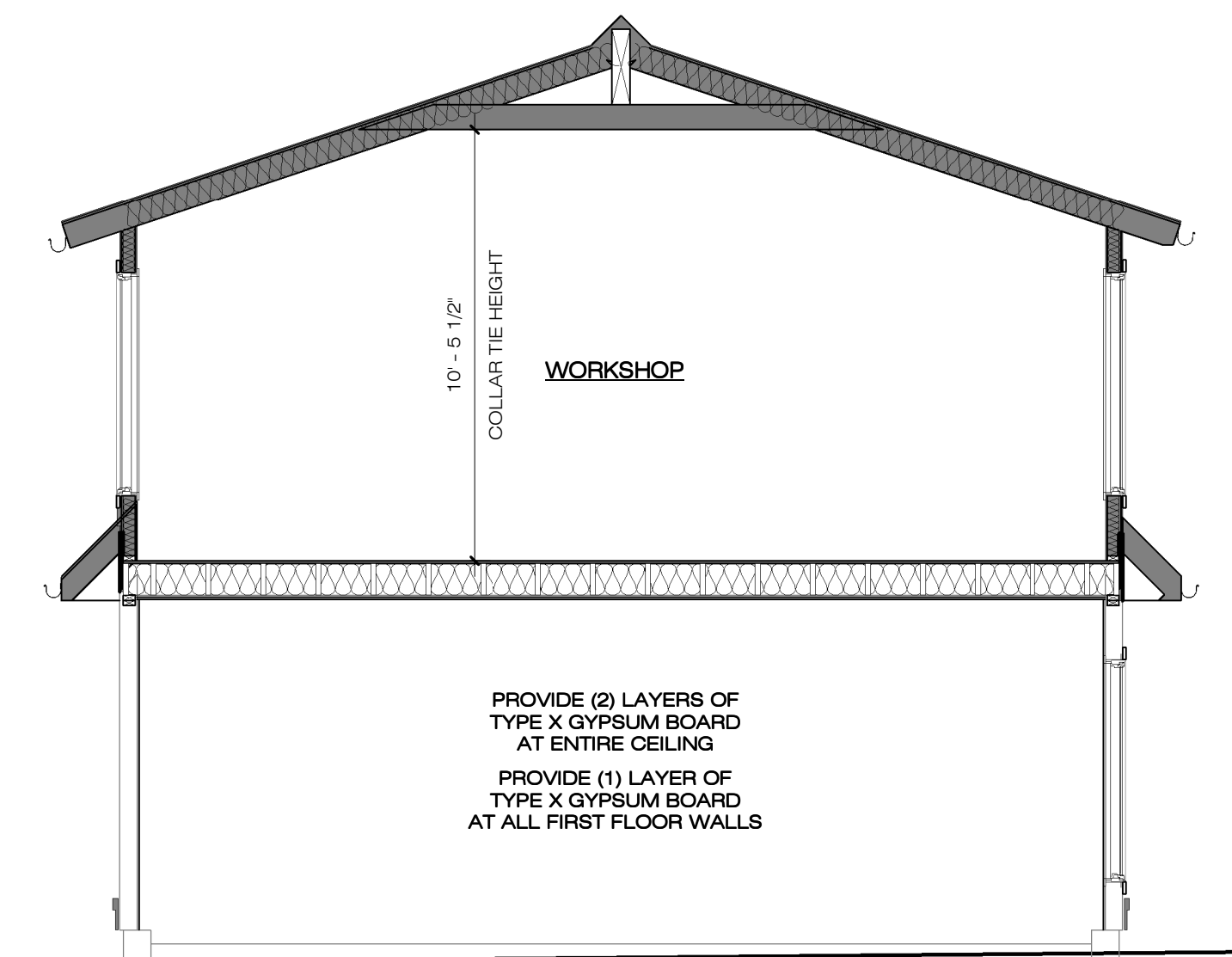


5 EXISTING GARAGE ROOF PLAN  
1/8" = 1'-0"

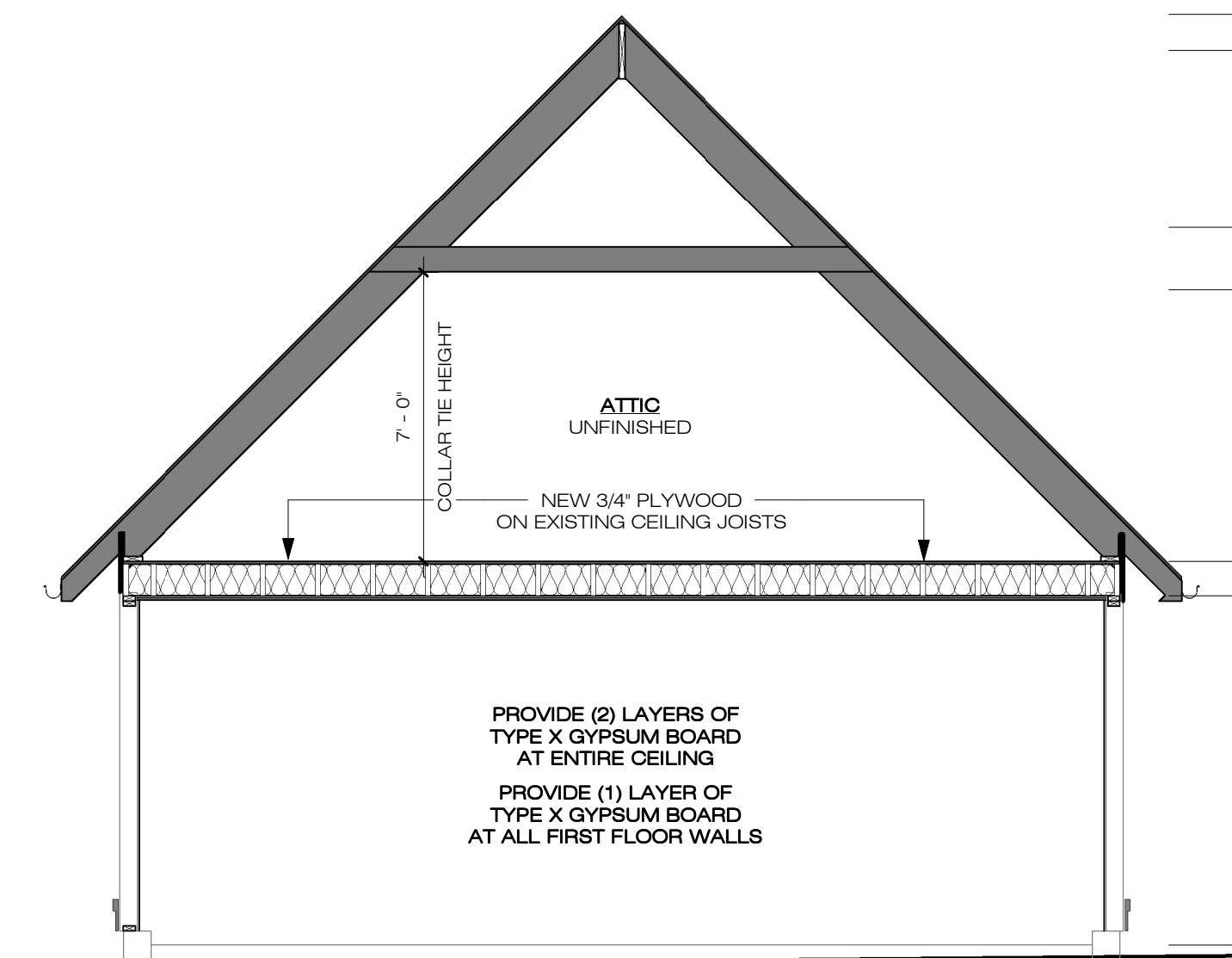


6 PROPOSED GARAGE ROOF PLAN  
1/8" = 1'-0"

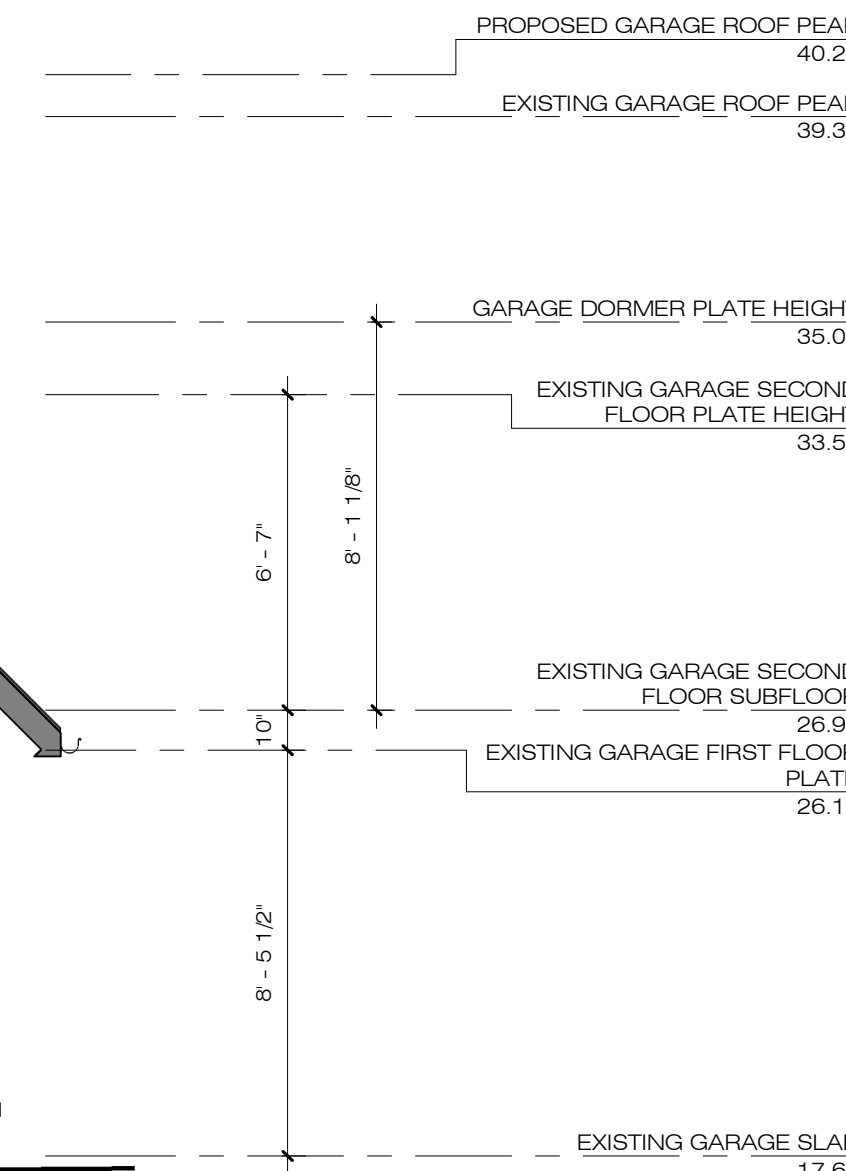
WALL LEGEND	
EXISTING WOOD FRAMING	
NEW WOOD FRAMING	
NEW 8" BLOCK WALLS	



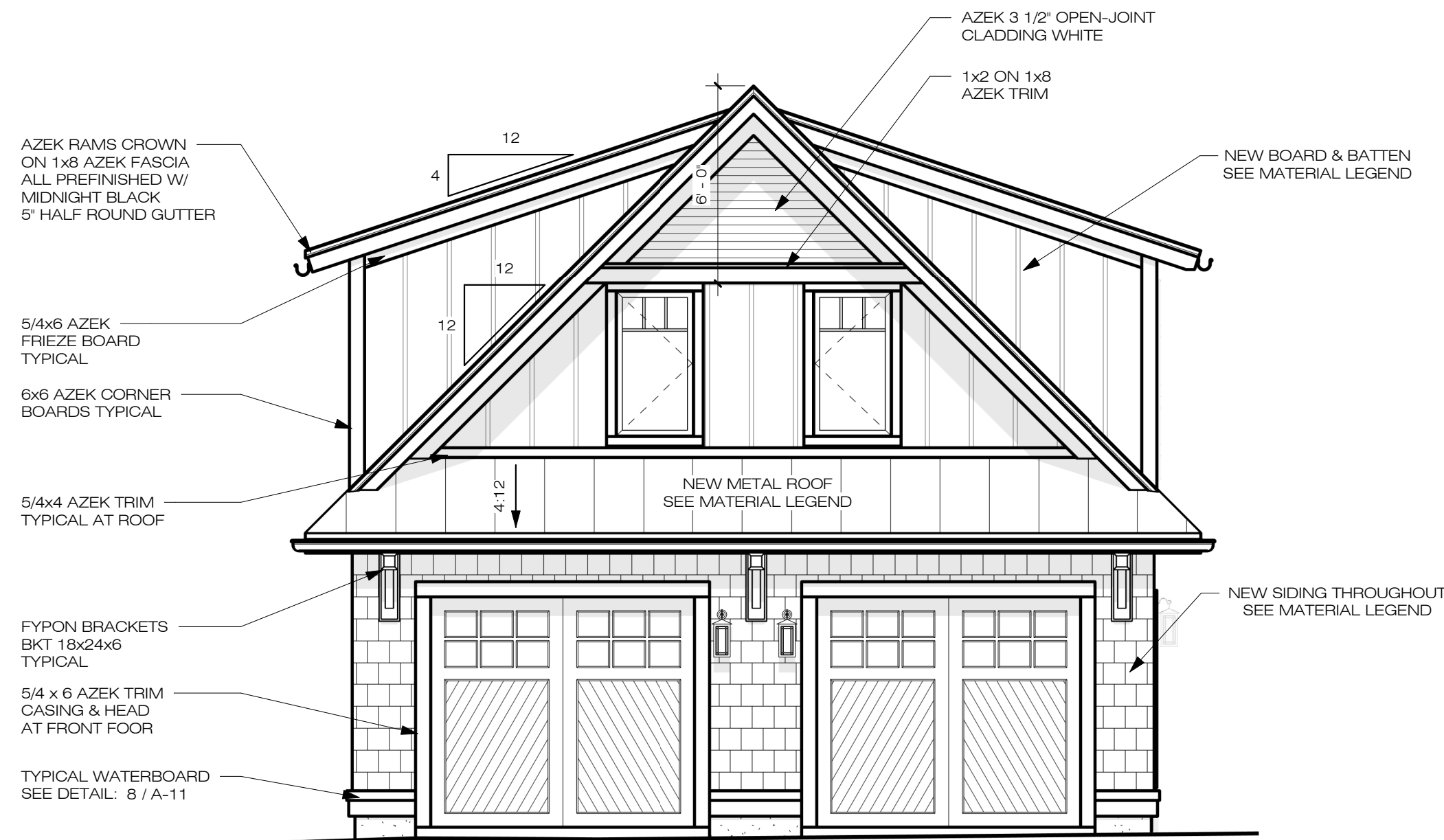
7 GARAGE SECTION 2  
1/4" = 1'-0"



8 GARAGE SECTION 1  
1/4" = 1'-0"



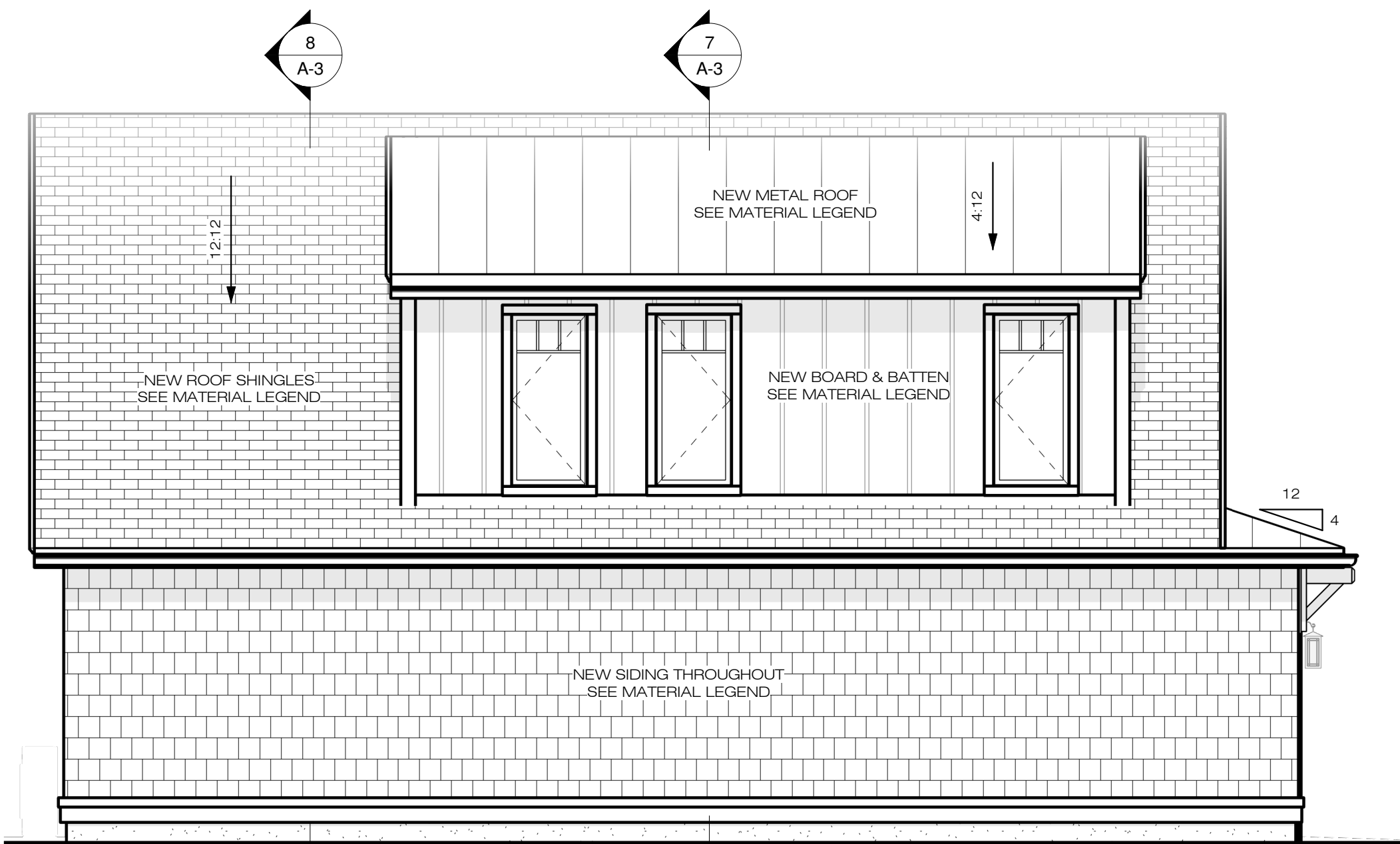
11/18/24	VARIANCE SET	JM				
REV NO.	DATE	DESCRIPTION				
<h1>PDR</h1> <p>Designs</p> <h2>ARCHITECTURE</h2> <p>501 Laurel Avenue, Suite 4, Point Pleasant, New Jersey 08742 Phone (732) 703-3799 www.PDRdesigns.com Email: Paul@PDRdesigns.com</p> <h3>PROJECT</h3> <h4>BLANCH RESIDENCE</h4> <p>18 RIDGE RD RUMSON, NJ 07760 BLOCK: 70 LOT: 5.02</p> <table><tr><td>DRAWN BY: JM</td><td>NOVEMBER 18, 2024</td></tr><tr><td>CHECKED BY: PDR</td><td>23-32</td></tr></table> <p>GARAGE FLOOR PLANS</p> <p>Scale: As indicated</p> <p>Sheet #: 3 of 4</p>			DRAWN BY: JM	NOVEMBER 18, 2024	CHECKED BY: PDR	23-32
DRAWN BY: JM	NOVEMBER 18, 2024					
CHECKED BY: PDR	23-32					



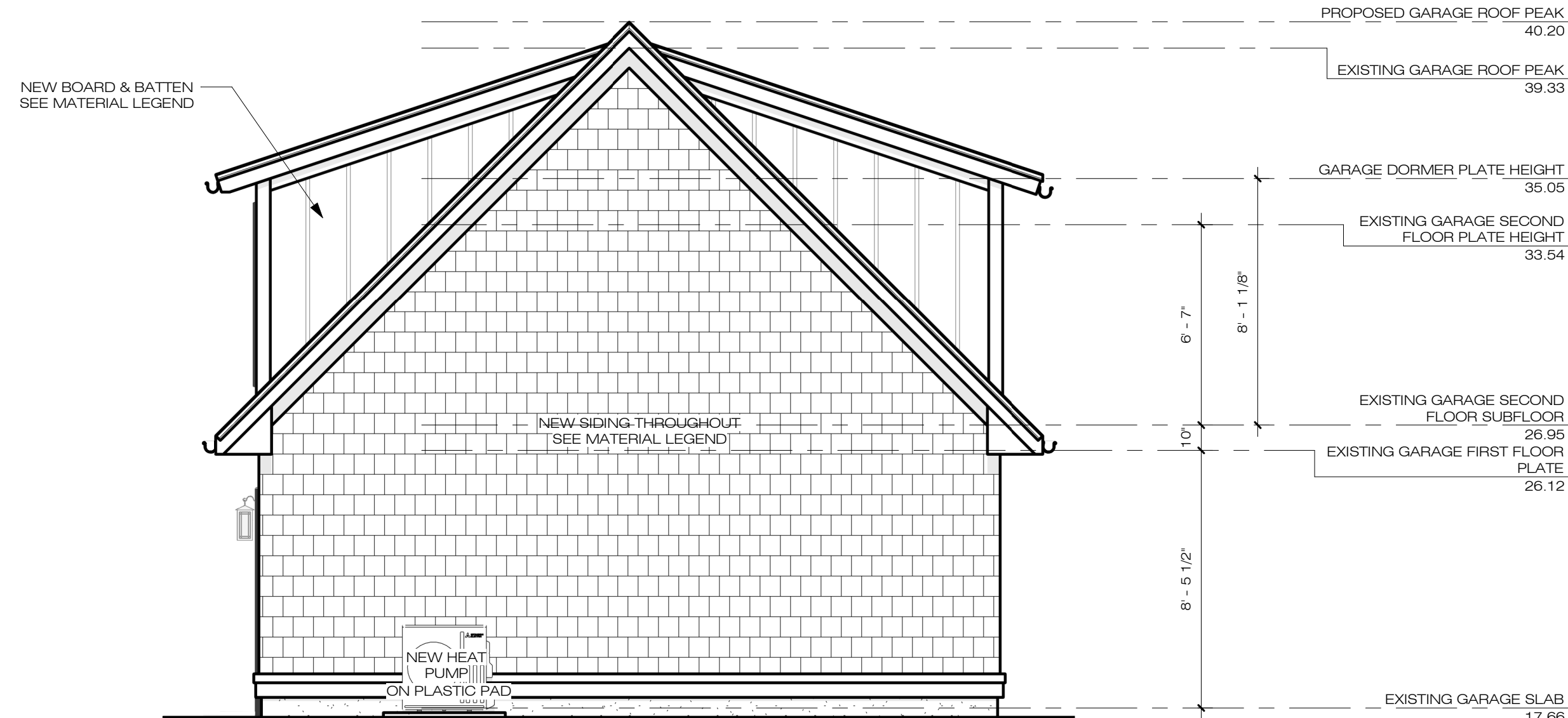
1 GARAGE - FRONT ELEVATION  
1/4" = 1'-0"



2 GARAGE - RIGHT ELEVATION  
1/4" = 1'-0"

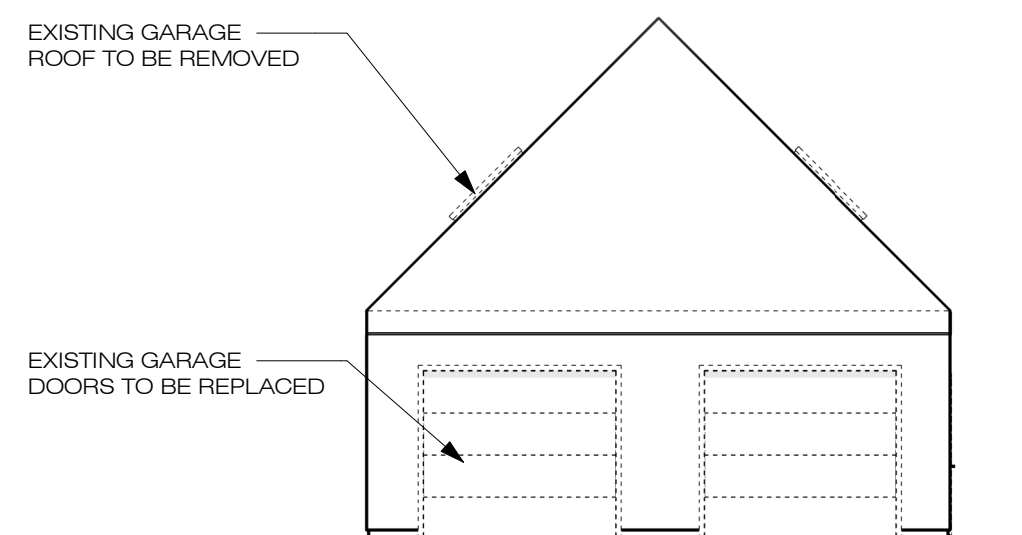


3 GARAGE - LEFT ELEVATION  
1/4" = 1'-0"

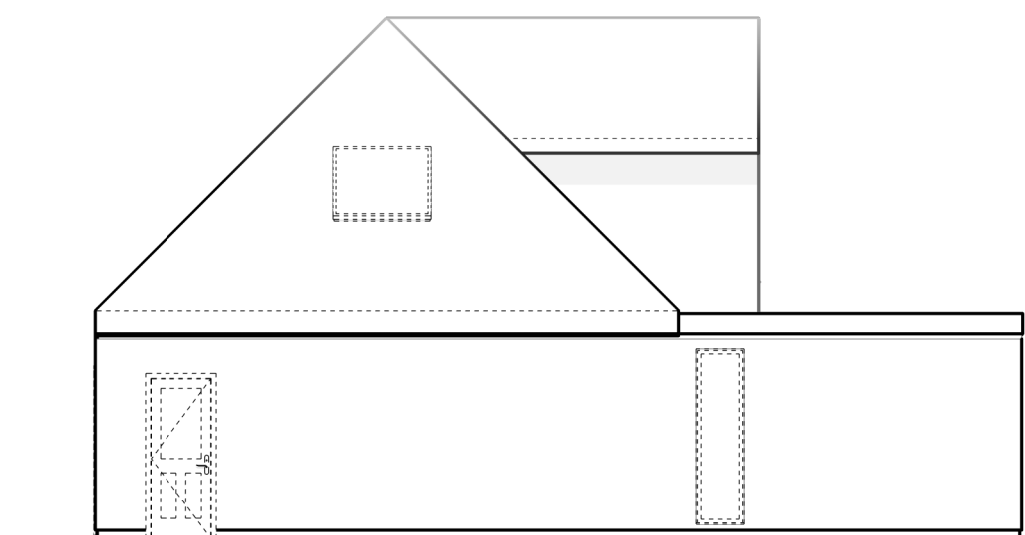


4 GARAGE - REAR ELEVATION  
1/4" = 1'-0"

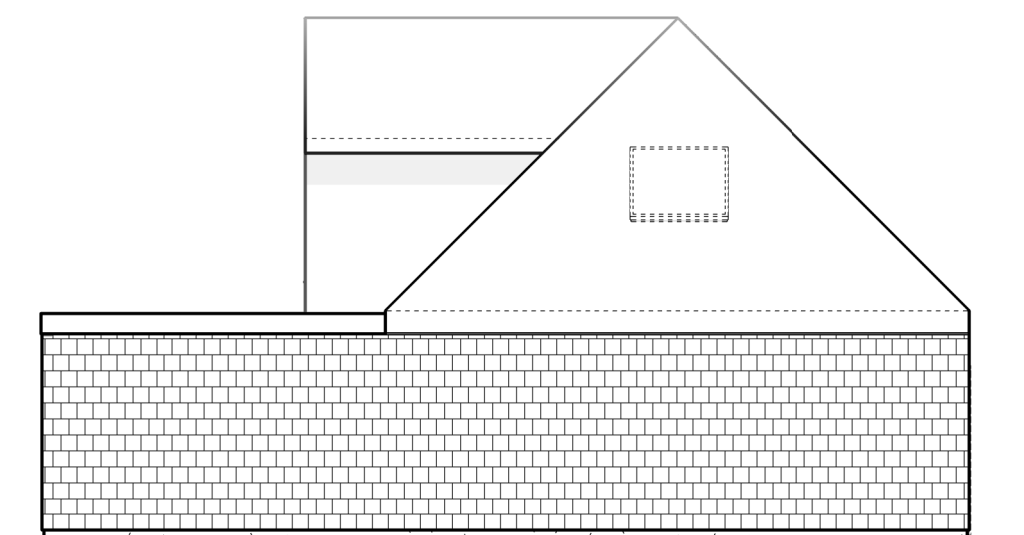
MATERIAL LEGEND	
ROOFING	NEW SHINGLES - 40 YEAR ASPHALT COLOR - DARK GREY OVER BLUESKIN ROOF UNDERLAYMENT METAL ROOFING- FABRAL - CHARCOAL GRAY 551 ADD SNOW GUARDS ABOVE WALKING SURFACES 5" HALF ROUND GUTTERS & 4" ROUND LEADERS PAINTED BLACK
FLASHING	COPPER FLASHING AT ALL LOCATIONS
SIDING	NU-CEDAR 7" SHINGLES - WHITE AZEK BOARD & BATTEN: 3/4X1.5 AZEK BATTEN @ 16" O.C. ON 1/2" AZEK SHEET PAINTED WHITE
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COLUMN WRAP	WRAP SQUARE - 8"
RAILINGS	INTEX HAMPTON RS440 5" NEWEL COVER, NOHARS CAP AND INTRG BASE, INJECTION TRIM RING



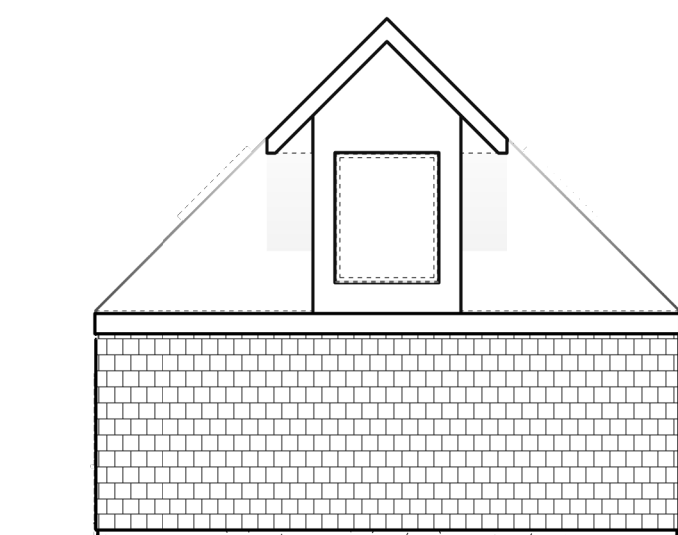
8 GARAGE - EXISTING FRONT ELEVATION  
1/8" = 1'-0"



9 GARAGE - EXISTING RIGHT ELEVATION  
1/8" = 1'-0"



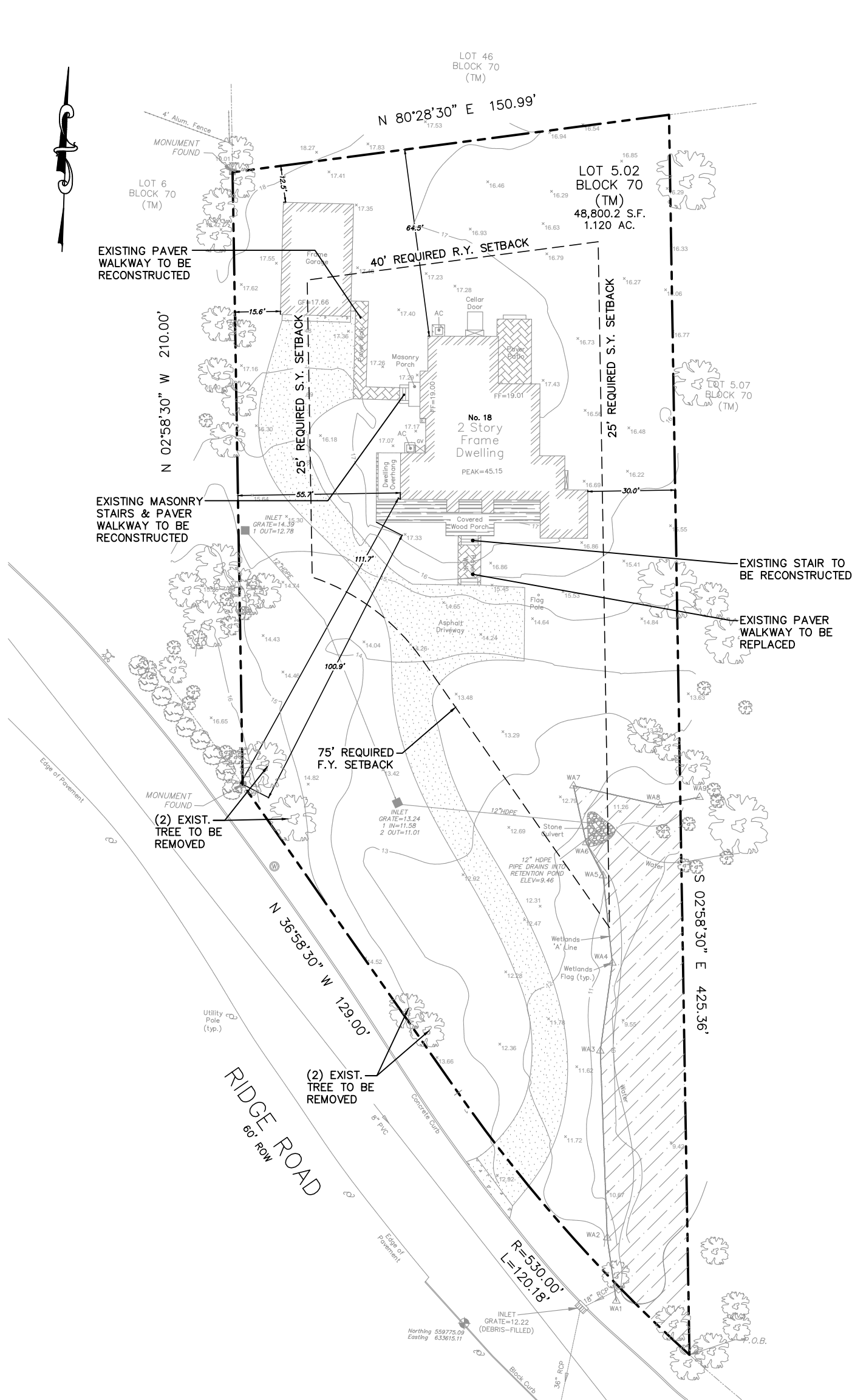
10 GARAGE - EXISTING LEFT ELEVATION  
1/8" = 1'-0"



11 GARAGE - EXISTING REAR ELEVATION  
1/8" = 1'-0"

REV NO.	DATE	VARIANCE SET DESCRIPTION	JM BY
11/18/24			
<b>PDR</b> <i>Designs</i> <b>ARCHITECTURE</b>			
501 Laurel Avenue, Suite 4, Point Pleasant, New Jersey 08742 Phone (732) 703-3799 www.PDRdesigns.com Email: Paul@PDRdesigns.com			
<b>PROJECT</b> <b>BLANCH</b> <b>RESIDENCE</b> 18 RIDGE RD RUMSON, NJ 07760 BLOCK: 70 LOT: 5.02			
DRAWN BY: JM		NOVEMBER 18, 2024	
CHECKED BY: PDR		23-32	
ELEVATIONS - GARAGE		<b>A-4</b>	
Scale: As indicated		Sheet #: 4 of 4	





EXISTING CONDITIONS/DEMO PLAN  
SCALE: 1"=40'



#### LIST OF VARIANCES

- THE MAXIMUM NUMBER OF STORIES PERMITTED FOR AN ACCESSORY STRUCTURE IS 1.5 STORIES, WHEREAS THE NUMBER OF STORIES PROPOSED FOR THE DETACHED GARAGE IS 2.0 STORIES
- GARAGE DOORS SHALL BE ORIENTED SO AS NOT TO BE VISIBLE FROM STREET FRONTAGE, WHEREAS THE EXISTING AND PROPOSED GARAGE DOORS ARE ORIENTED TOWARD THE STREET FRONTAGE ALONG RIDGE ROAD.
- RESIDENTIAL USES ARE NOT PERMITTED WITH AN ACCESSORY STRUCTURE, WHEREAS A RESIDENTIAL USE (WORK SHOP) IS PROPOSED WITHIN THE GARAGE STRUCTURE.

#### GENERAL NOTES:

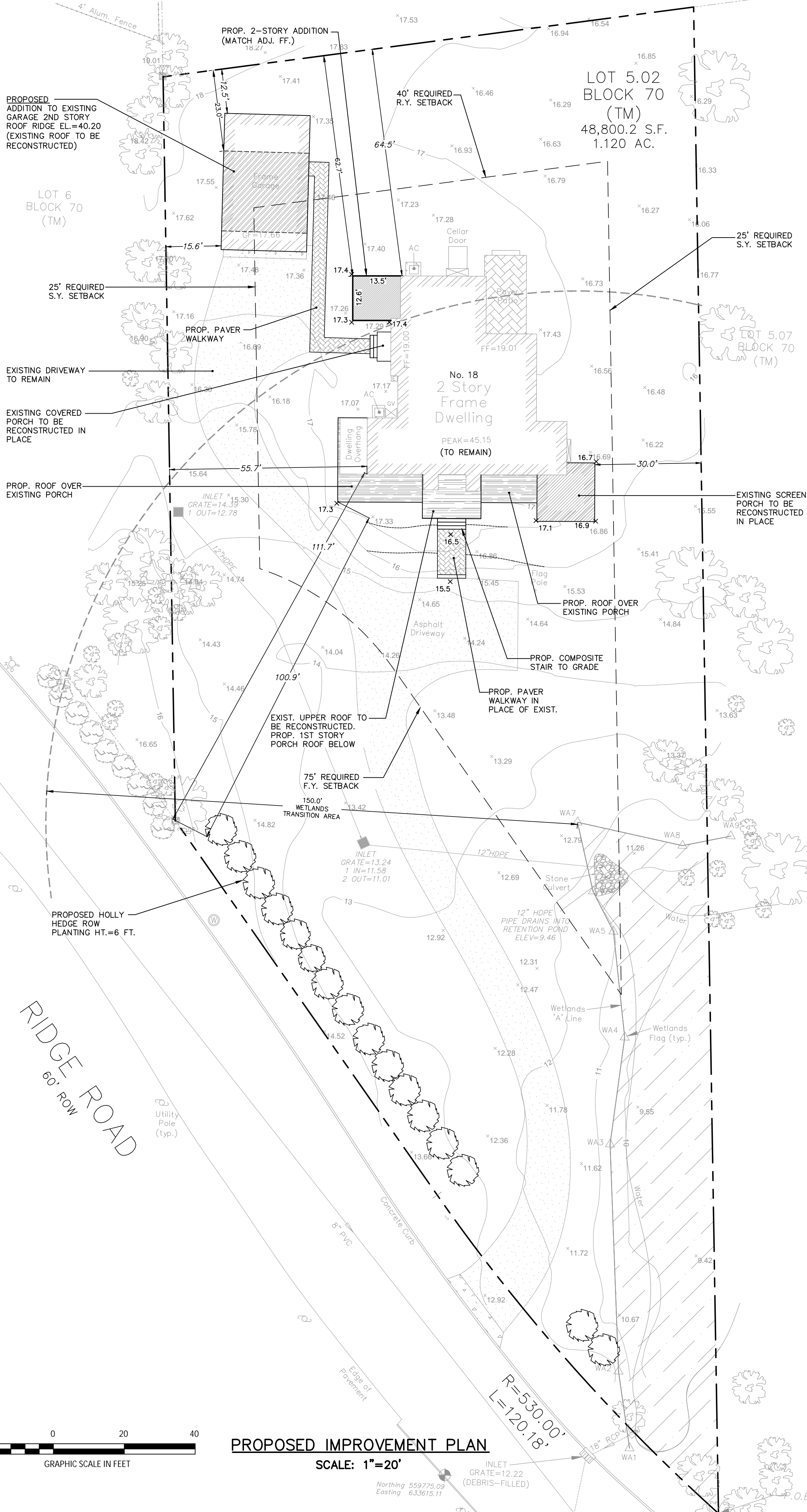
- THE TRACT IS KNOWN AS LOT 5.02, BLOCK 70 AS SHOWN ON THE BOROUGH OF RUMSON, MONMOUTH COUNTY, NEW JERSEY TAX MAP SHEET #15. IT CONTAINS AN AREA OF 48,800.2 SF AND IS LOCATED IN THE R-2 RESIDENTIAL ZONE DISTRICT.
- OWNER / APPLICANT: KENNETH BLANCH AND TARA BLANCH  
18 RIDGE ROAD  
RUMSON, NJ 07760
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM PLAN ENTITLED "TOPOGRAPHIC SURVEY OF PROPERTY", DATED 09-07-2023 PREPARED BY LAKELAND SURVEYING AND SIGNED BY MARC J. CIFONE NJ P.L.S. No. 24G504132900.
- TOPOGRAPHIC DATUM: N.A.S.D. 1988 (VERTICAL)
- PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE.
- SEE ARCHITECTURAL PLANS BY PDR DESIGNS ARCHITECTURE FOR CONSTRUCTION DETAILS.
- ALL PROPOSED YARD AREAS NOT OCCUPIED BY HARD SURFACES SHALL CONSIST OF LAWN AND / OR STONE.
- ALL ROOF LEADERS AND DOWNSPOUTS SHALL BE DIRECTED TOWARDS THE RIGHT OF WAY, AND AWAY FROM ADJACENT PROPERTIES.
- FINAL GRADING SHALL BE FIELD ADJUSTED AS REQUIRED TO ENSURE POSITIVE DRAINAGE AWAY FROM DWELLING AND ADJACENT PROPERTIES.
- UTILITY LOCATIONS SHOWN ARE APPROXIMATE, CONTRACTOR TO FOLLOW ALL DISCONNECT/RECONNECT REQUIREMENTS IN PLACE BY TOWN AND UTILITY COMPANIES.
- "COMPOSITE DECK" SHALL MEAN COMPOSITE DECK BOARDS AND NOT FIBERGLASS OR OTHER IMPERVIOUS DECKING.
- WETLANDS TRANSITION AREA SHOWN AS 150 FEET TO DEPICT WORST CASE CONDITION. THE INTENT OF THIS PLAN IS TO DEMONSTRATE THAT IMPROVEMENTS LOCATED WITHIN THIS 150 FOOT BUFFER WILL BE RECONSTRUCTED AND/OR ALTERED IN PLACE.
- DO NOT SCALE THESE PLANS.

FLOOR AREA (MEASURED TO INSIDE FACE OF EXTERIOR WALLS)		
ITEM	EXISTING (S.F.)	PROPOSED (S.F.)
1ST FLOOR	2341	2493
2ND FLOOR	1323	1568
GARAGE 1ST FLOOR	894	894
GARAGE 2ND FLOOR	110	618
TOTAL	4,668	5,573

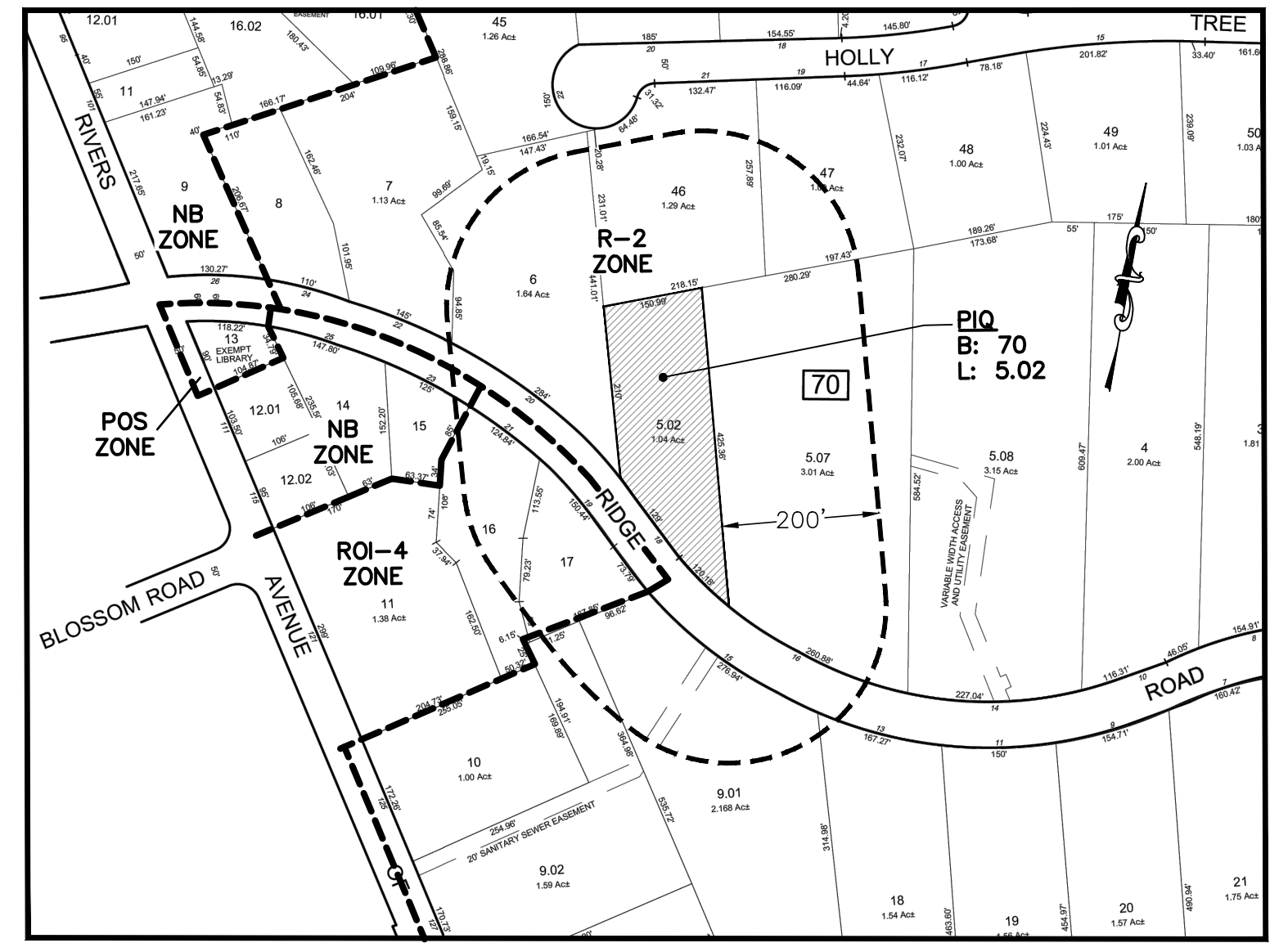
BUILDING COVERAGE		
ITEM	EXISTING (S.F.)	PROPOSED (S.F.)
DWELLING	2410	2580
SCREENED PORCH	241	241
COVERED PORCH *	490	490
PORCH DEDUCTION	-234	-249
FRAME GARAGE	930	930
TOTAL	3,837	3,992

\* The portion of a roofed, open sided porch which does not exceed 10% of the principal ground floor area may be excluded from calculation (490 sf total)

LOT COVERAGE		
ITEM	EXISTING (S.F.)	PROPOSED (S.F.)
BUILDING COVERAGE	3,837	3,992
ASPHALT DRIVEWAY	5,446	5,446
CONCRETE APRON	48	48
AC PLATFORM	30	30
CELLAR ENTRANCE	33	33
CHIMNEY	14	14
TOTAL	9,408	9,563



PROPOSED IMPROVEMENT PLAN  
SCALE: 1"=20'



LOCATION MAP  
SCALE: 1"=200'



#### 200' PROPERTY OWNER'S LIST

Block	Lot	Property Location	Addressee	Mailing Address	Town, State, Zip
70	5.02	18 Ridge Road	Blanch, Kenneth & Tara	18 Ridge Road	Rumson, NJ 07760
70	5.07	16 Ridge Road	Serge, Derek	16 Ridge Road	Rumson, NJ 07760
70	6	20 Ridge Road	Fafone, Joseph John	20 Ridge Road	Rumson, NJ 07760
70	7	22 Ridge Road	Binns, Joseph F III MD & Jennifer	22 Ridge Road	Rumson, NJ 07760
70	46	21 Holly Tree Lane	O'Connor, Joseph V. & Margot S.	21 Holly Tree Lane	Rumson, NJ 07760
70	47	19 Holly Tree Lane	McHugh, Richard & Danielle	19 Holly Tree Lane	Rumson, NJ 07760
100	9.01	15 Ridge Road	Dougherty, Robert J. Jr.	15 Ridge Road	Rumson, NJ 07760
100	9.02	127 Avenue of Two Rivers	MIA Rumson, LLC	127 Avenue of Two Rivers	Rumson, NJ 07760
100	15	23 Ridge Road	Sullivan, Michael & Jill	PO Box 307	Rumson, NJ 07760
100	16	21 Ridge Road	DeMaso, Joshua P. & Jaime Sharrock	21 Ridge Road	Rumson, NJ 07760
100	17	19 Ridge Road	Wurch, John & Janet	19 Ridge Road	Rumson, NJ 07760
100	18	13 Ridge Road	Ann, Henry & Jill	13 Ridge Road	Rumson, NJ 07760
			NJ Dept of Transportation	1035 Parkway Avenue CN 600	Ewing, NJ 08618
			Jersey Central Power and Light Co.	101 Crawford's Corner Road #1-511	Holmdel, NJ 07733
			Verizon, NJ Co Duff & Thiels	P.O. Box 2749	Addison, TX 75001
			Comcast Cable	403 South Street	Easton, NJ 07724
			Monmouth Co. Planning Board	Hall of Annex P.O. Box 1255	Freehold, NJ 07728
			New Jersey Natural Gas	14154 Wyckoff Road	Wall, NJ 07727
			NI American Water Company	661 Shrewsbury Avenue	Shrewsbury, NJ 07702

#### ZONING REQUIREMENTS FOR RESIDENTIAL ZONE R-2

ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA (min.)	1.0 Acre	1.120 Acres	NO CHANGE
USABLE LOT AREA (a)	N/A	43,827.0 SF	NO CHANGE
LOT WIDTH (min.)	150.0'	150.0'	NO CHANGE
LOT FRONTAGE (min.)	150.0'	249.0'	NO CHANGE
FRONT SETBACK (min.)			
PRINCIPAL	75.0'	111.7'	NO CHANGE
COVERED PORCH	75.0'	100.9'	NO CHANGE
REAR SETBACK (min.)			
PRINCIPAL	40.0'	64.5'	62.7'
FRAME GARAGE	15.0'	12.5'	* NO CHANGE
FRAME GARAGE - ADDITION	15.0'	N/A	23.0'
SIDE SETBACK (min.)			
PRINCIPAL - ONE SIDE	25.0'	30'	NO CHANGE
PRINCIPAL - COMBINED	50.0'	85.7'	NO CHANGE
FRAME GARAGE	15.0'	15.6'	NO CHANGE
INTERIOR LOT SHAPE DIAMETER (min.)	100.0'	150'	NO CHANGE
BUILDING HEIGHT (max.) - PRINCIPAL			
STORIES	2.5	2	NO CHANGE
RIDGE HEIGHT	40.0'	28.15	NO CHANGE
EAVE HEIGHT	32.0'	20.15'	NO CHANGE
BUILDING HEIGHT (max.) - FRAME GARAGE			
STORIES	1.5	1.5	2.0 (v)
RIDGE HEIGHT	24'	22.8'	NO CHANGE
ALLOWABLE GARAGE DOOR ORIENTATION	SIDE / REAR	FRONT	* NO CHANGE (v)
GROSS GROUND FLOOR AREA (min.) (SF)	1,200	2,341	2,493
LOT COVERAGE (max.) (SF)	10,448	9,408	9,563
BUILDING COVERAGE (max.) (SF)	4,192	3,837	3,992
FLOOR AREA (max.) (SF)	6,883	4,668.0	5,573.0

(a) 48,800 SF (lot area) - 4,973 SF (wetlands area) = 43,827 SF  
(b) minimum for 2-story dwellings  
(c) 33,827 SF (usable lot area over 10,000 SF) x 0.1915 = 6,477.9 + 3,970 = 10,447.9 SF  
(d) 33,827 SF (usable lot area over 10,000 SF) x 0.062 = 2,097.3 + 2095 = 4,192.3 SF  
(e) See Development Regulations Schedule 5-3A for calculation of allowable floor area  
(v) Variance Required  
\* - Existing Non-conformity

REVISION NO.	DATE	REVISION

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#### PLOT PLAN FOR VARIANCE

18 RIDGE ROAD  
BLOCK 70 - LOT 5.02

BOROUGH OF RUMSON MONMOUTH COUNTY NEW JERSEY

PROJECT NO.	DATE
23-308	03/31/2025
DRAWN BY EKC	DESIGNED BY MCH
SCALE SEE PLAN	CHECKED BY MCH
MCH ENGINEERING INC	
SHEET NO.	1 of 1